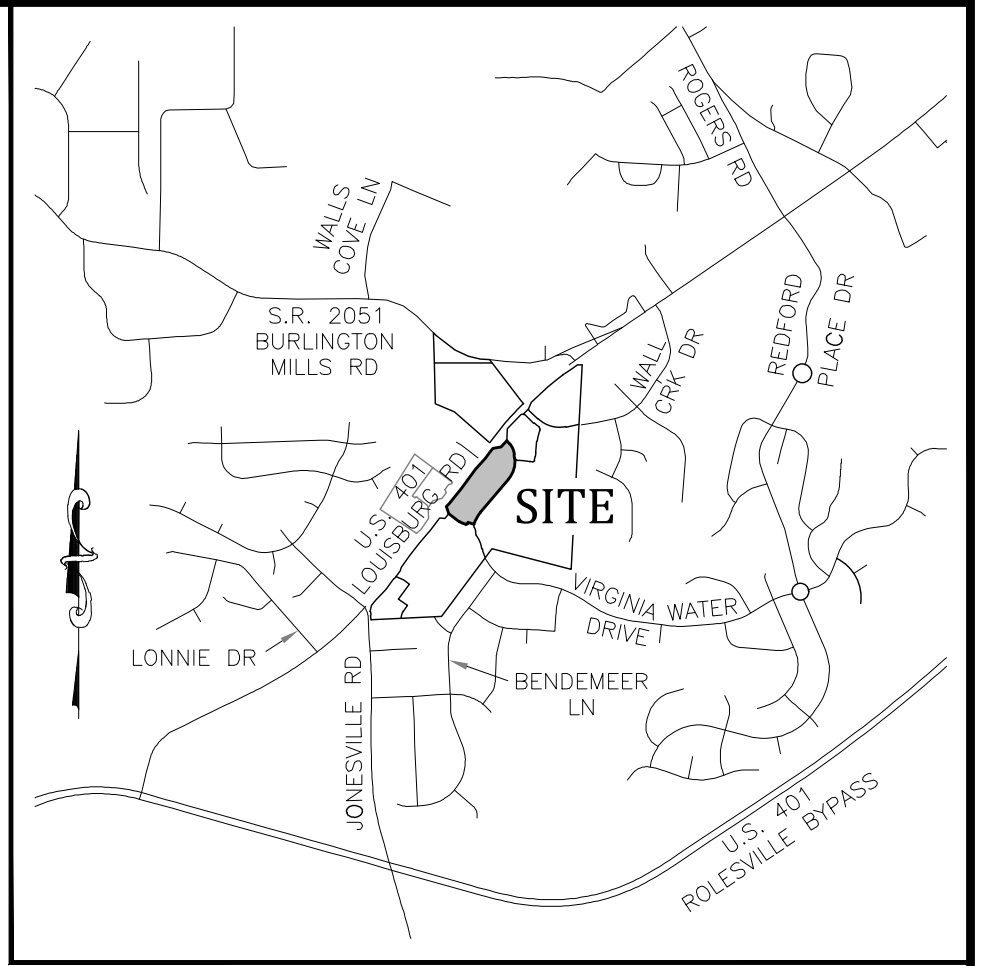


WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT

Main Street and Virginia Water Drive, Town of Rolesville, Wake County, North Carolina
 Project No. PSP 24-01



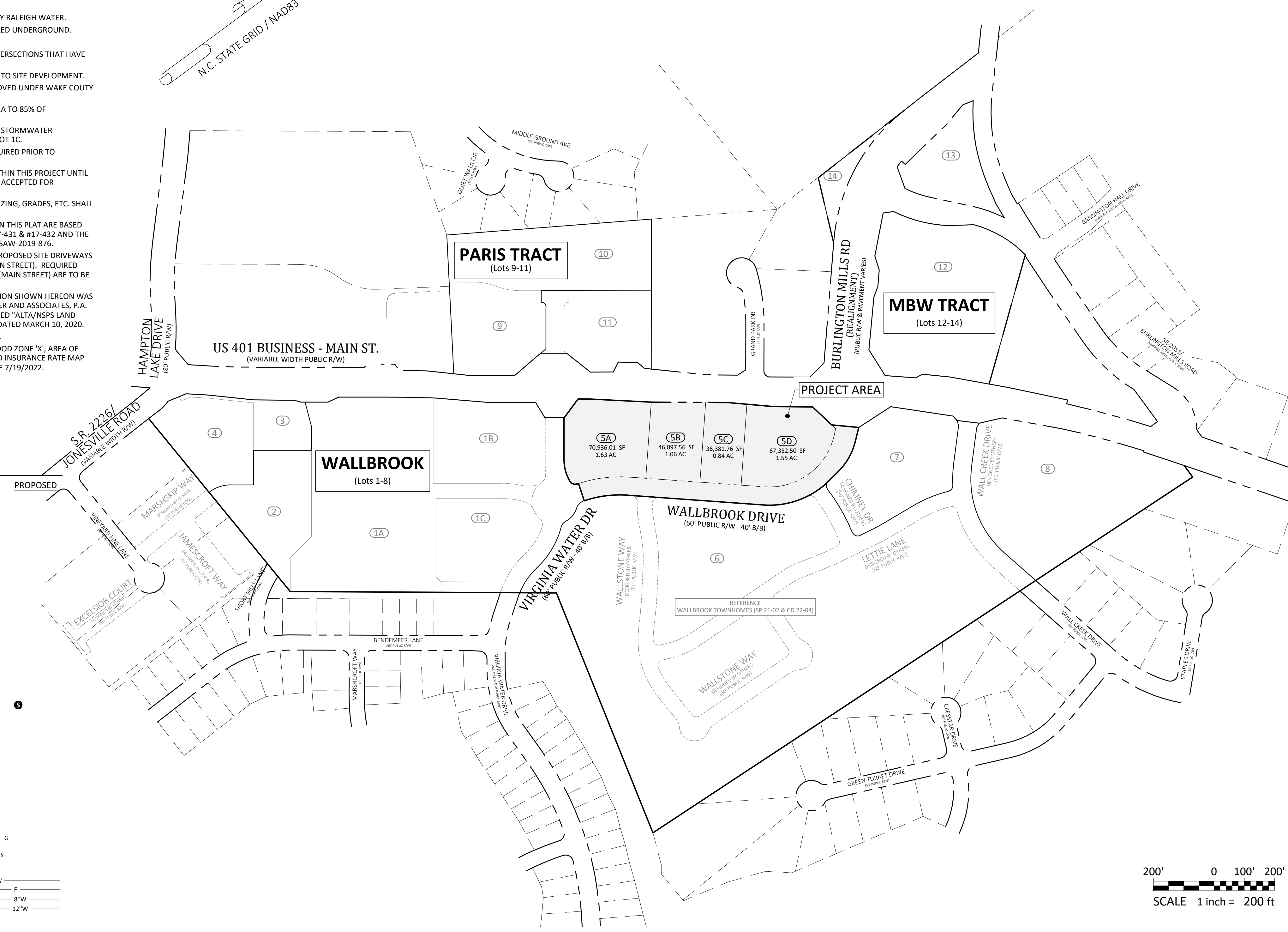
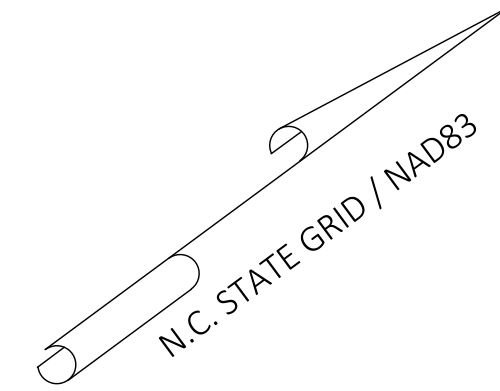
Vicinity Map
 NTS

1. Provide FIRM map panel due to the presence of flood prone soils show in IMAPS.

2. Provide Contact Information of owner applicant and all consultants.

General Notes

- CONSTRUCTION PLAN APPROVAL FROM TOWN OF ROLESVILLE AND RALEIGH WATER SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE AND RALEIGH WATER STANDARD DESIGNS AND DETAILS.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
- ELECTRIC SERVICE PROVIDED BY DUKE ENERGY.
- WATER AND SANITARY SEWER SERVICE IS PROVIDED BY RALEIGH WATER.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY DUKE ENERGY.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO SITE DEVELOPMENT.
- MASTER STORMWATER MANAGEMENT PLAN IS APPROVED UNDER WAKE COUNTY PERMIT SWF # 105882-2023.
- STORMWATER MASTER PLAN LIMITS IMPERVIOUS AREA TO 85% OF CUMULATIVE AREA OF LOT 5.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1C.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY RALEIGH WATER.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- JURISDICTIONAL WETLANDS AND STREAMS SHOWN ON THIS PLAT ARE BASED UPON NC DWR STREAM DETERMINATIONS NBR0 #17-431 & #17-432 AND THE US ARMY CORP OF ENGINEERS SAW-2019-00873 AND SAW-2019-876.
- NCDOT DRIVEWAY PERMITS ARE REQUIRED FOR ALL PROPOSED SITE DRIVEWAYS AND STREET CONNECTIONS TO US 401 BUSINESS (MAIN STREET). REQUIRED ROADWAY IMPROVEMENTS ALONG US 401 BUSINESS (MAIN STREET) ARE TO BE CONSTRUCTED AS PART OF NCDOT U-6241.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, P.A. ENTITLED JOHNSON, MIRIRAN & THOMPSON ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR CA INVESTMENTS, LLC" DATED MARCH 10, 2020.
- ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X'. AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 3720175800K, PANEL 1758 EFFECTIVE DATE 7/19/2022.



Legend

- | | |
|--|--|
| EXISTING | PROPOSED |
| ○ = FOUND MONUMENT AS NOTED | ○ = FOUND MONUMENT AS NOTED |
| ● = SET IRON PIN | ● = SET IRON PIN |
| △ = NC/S MONUMENT | △ = NC/S MONUMENT |
| ◊ = DIMENSION POINT (NOTHING SET) | ◊ = DIMENSION POINT (NOTHING SET) |
| — = PROPERTY LINE | — = PROPERTY LINE |
| R/W = RIGHT OF WAY | R/W = RIGHT OF WAY |
| C&G = CURB AND GUTTER | C&G = CURB AND GUTTER |
| DI = CABLE TV PEDESTAL | DI = CABLE TV PEDESTAL |
| DI = DROP INLET | DI = DROP INLET |
| EM = ELECTRIC BOX | EM = ELECTRIC BOX |
| EM = ELECTRIC METER | EM = ELECTRIC METER |
| F/O = FIBER OPTIC | F/O = FIBER OPTIC |
| FH = FIRE HYDRANT | FH = FIRE HYDRANT |
| GV = GAS VALVE | GV = GAS VALVE |
| GP = HAND BOX | GP = HAND BOX |
| LP = LIGHT POLE | LP = LIGHT POLE |
| PP = POWER POLE | PP = POWER POLE |
| PP = GUY WIRE | PP = GUY WIRE |
| RCP = REINFORCED CONCRETE PIPE | RCP = REINFORCED CONCRETE PIPE |
| S.F. = SQUARE FEET (AREA) | S.F. = SQUARE FEET (AREA) |
| — = SIGN | — = SIGN |
| — = TRAFFIC SIGNAL POLE | — = TRAFFIC SIGNAL POLE |
| — = SANITARY SEWER MANHOLE | — = SANITARY SEWER MANHOLE |
| — = SANITARY SEWER FORCE MAIN VALVE | — = SANITARY SEWER FORCE MAIN VALVE |
| — = STORM DRAIN MANHOLE | — = STORM DRAIN MANHOLE |
| — = TELEPHONE PEDESTAL | — = TELEPHONE PEDESTAL |
| — = TRAFFIC BOX | — = TRAFFIC BOX |
| — = WATER BOX | — = WATER BOX |
| WM = WATER METER | WM = WATER METER |
| WMH = WATER MANHOLE | WMH = WATER MANHOLE |
| WV = WATER VALVE | WV = WATER VALVE |
| — = WELL | — = WELL |
| — = PEDESTRIAN X-WALK POLE | — = PEDESTRIAN X-WALK POLE |
| E = ELECTRIC LINE | E = ELECTRIC LINE |
| FW = SANITARY SEWER FORCE MAIN | FW = SANITARY SEWER FORCE MAIN |
| FO = FIBER OPTIC LINE | FO = FIBER OPTIC LINE |
| G = GAS LINE | G = GAS LINE |
| — = OVERHEAD ELECTRIC LINE | — = OVERHEAD ELECTRIC LINE |
| — = SANITARY SEWER LINE | — = SANITARY SEWER LINE |
| — = TELEPHONE LINE | — = TELEPHONE LINE |
| — = CABLE TV LINE | — = CABLE TV LINE |
| — = WATER LINE | — = WATER LINE |
| — = FIRE LINE | — = FIRE LINE |
| — = 8" WATER LINE | — = 8" WATER LINE |
| — = 12" WATER LINE | — = 12" WATER LINE |
| — = RIPARIAN BUFFER | — = RIPARIAN BUFFER |
| — = TREELINE | — = TREELINE |
| — = MAJOR CONTOUR (5') | — = MAJOR CONTOUR (5') |
| — = MINOR CONTOUR (1') | — = MINOR CONTOUR (1') |
| — = RIPARIAN BUFFER | — = RIPARIAN BUFFER |
| — = ACCESS AND UTILITY EASEMENT | — = ACCESS AND UTILITY EASEMENT |
| — = STORMWATER MAINT. EASEMENT | — = STORMWATER MAINT. EASEMENT |
| — = RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241 | — = RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241 |

SPECIAL USE PERMIT (SU 20-02) APPLIES TO LOTS 1(A,B, & C) - 8

- PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 18451 PG 470
- TOWNHOMES LIMITED TO 155 UNITS
- PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, WALL CREEK DRIVE EXTENSION MUST BE COMPLETE
- NO LATER THAN 6 MONTHS FOLLOWING COMPLETION OF THE LAPP GRANT PROJECT IMPROVEMENTS, DEVELOPER WILL COMPLETE BOTH 1) THE EXTENSION OF VIRGINIA WATER DRIVE TO MAIN STREET AND 2) THE EXTENSION OF BURLINGTON MILLS ROAD (AS REALIGNED) FROM MAIN ST TO VIRGINIA WATER DRIVE. (THIS PORTION OF BURLINGTON MILLS HAS BEEN RENAMED TO WALLBROOK DRIVE)
- DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 13, 2020 MEMO BY STANTEC.
- AREAS EAST OF WALL CREEK RIPARIAN BUFFER SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.

Site Data

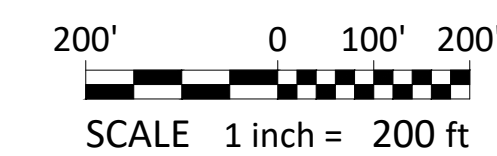
PIN NUMBERS:	1758-56-3963
REAL ESTATE ID:	0509435
CURRENT ZONING:	GC-CZ
ACREAGE IN TOTAL TRACT:	5.07± ACRES
NUMBER OF LOTS CREATED:	4
LINEAR FEET IN STREETS:	N/A (OVERALL STREET LAYOUT APPROVED VIA PR 21-04 REV)
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / CLEARED
PROPOSED USE(S):	NON-RESIDENTIAL/COMMERCIAL/RETAIL
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	MAX 85% OF TOTAL LOT AREA - 220,767.8 SF x 0.85 = 187,652.6 SF (PER MASTER STORMWATER PERMIT - WAKE CO. SWF 105882-2023)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	CALCULATIONS APPROVED VIA PR 21-04 REV
	LOT 5
	0.38 AC = GREENWAY - (MEDIUM - 16,508 SF)
PARKING CALCULATIONS:	PARKING CALCS TO BE SHOWN ON SUBSEQUENT SITE DEVELOPMENT PLAN(S)
TREE PRESERVATION:	N/A (REFER TO TREE PRESERVATION PLAN - APPROVED VIA SDP 23-05 / CID 23-01)

Sheet Index

#	Title
1	Cover / Overall Site
2	Existing Conditions
3	Lot Layout
4	Utility & Drainage Plan
REF	Survey - Johnson, Miriran & Thompson (5 Sheets)
	PR 21-04 REVISED (6 Sheets)
	Cover / Overall Site
	Site Plan (Wallbrook)
	Easement Plan (Wallbrook)
	Utility Plan (Wallbrook)
	Grading/Drainage Plan (Wallbrook)
	Tree Preservation Plan

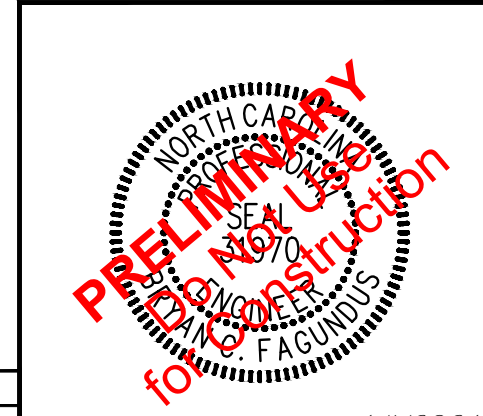
Survey Note:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRIRAN & THOMPSON, AS SHOWN ON DRAWING ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR WALLBROOK LANDCO, LLC", DATED MARCH 25, 2020, ATTACHED TO THIS DRAWING SET FOR REFERENCE.



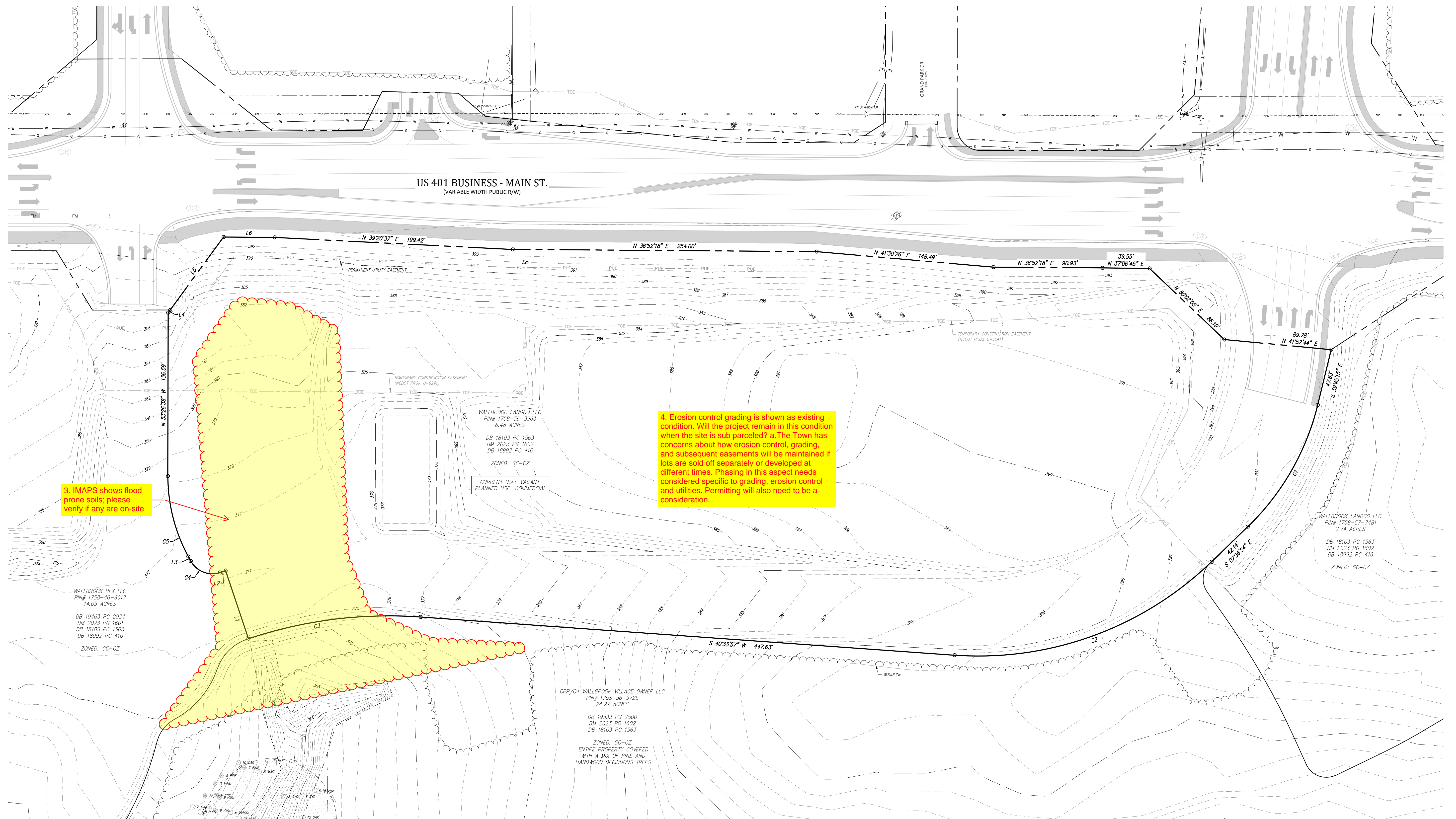
SHEET: 1 of 4 PIN # 1758-45-8905, 1758-56-8976

Cover / Overall Site	
WALLBROOK - LOT 5	
PRELIMINARY SUBDIVISION PLAT	
Town of Rolesville Project Number: PSP 24-01	
Rolesville, Wake County, North Carolina	
DEVELOPER: Crosland Southeast	
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202	
PHONE: (704) 561-5200	
SURVEY BY OTHERS (Johnson, Miriran & Thompson)	APPROVED: BCF
DRAWN: DLG	DATE: 3/28/2024
CHECKED: TGN	SCALE: 1" = 200'
 ARK CONSULTING GROUP, P.L.L.C. ENGINEERS & PLANNERS WWW.ARKCONSULTINGGROUP.COM 2755-B Charles Blvd., Greenville, NC 27858 (252) 558-0888	



#	DATE	DESCRIPTION
1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		

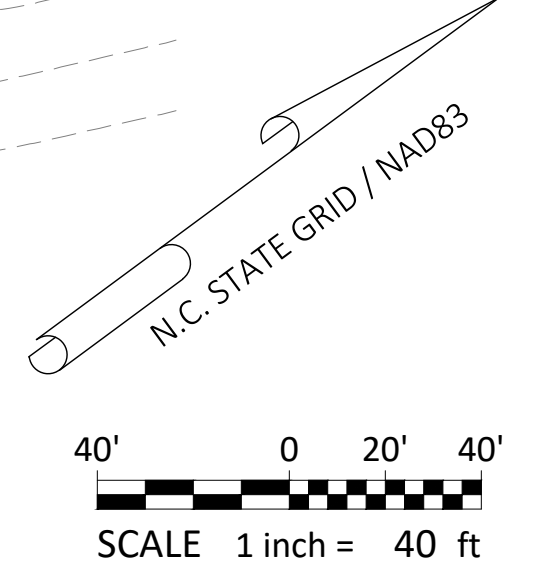
ACG Dwg No. D-1486-PP 4/1/2024



3. IMAPS shows flood prone soils; please verify if any are on-site

4. Erosion control grading is shown as existing condition. Will the project remain in this condition when the site is sub-parcelled? a. The Town has concerns about how erosion control, grading, and subsequent easements will be maintained if lots are sold off separately or developed at different times. Phasing in this aspect needs considered specific to grading, erosion control and utilities. Permitting will also need to be a consideration.

NOTE:
TREE PROTECTION FENCE (TPF) TO BE PROVIDED AT ALL TREE PRESERVATION AREAS. TPF LOCATION WILL BE INDICATED ON SUBSEQUENT SITE PLAN AND CONSTRUCTION INFRASTRUCTURE DRAWING SUBMITTALS.

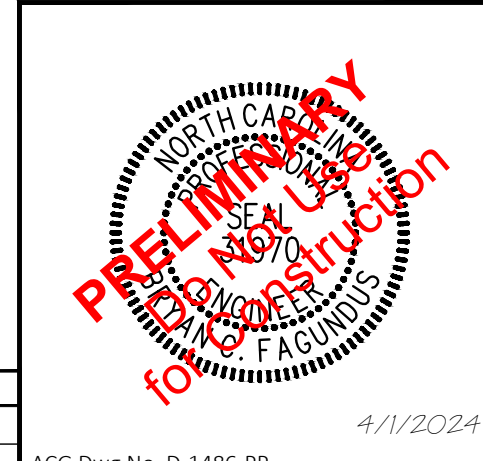


SHEET: 2 of 4
 Existing Conditions
WALLBROOK - LOT 5
 PRELIMINARY SUBDIVISION PLAT
 Town of Rolesville
 Project Number: PSP 24-01
 Rolesville, Wake County, North Carolina
 DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
 PHONE: (704) 561-5200

ARK CONSULTING GROUP, PLLC
 ENGINEERS & PLANNERS
 www.arkconsultinggroup.com
 2755-B Charles Blvd., Greenville, NC 27858
 (252) 558-0888

SURVEY BY OTHERS (Johnson, Merriman & Thompson)
 APPROVED: BCF
 DRAWN: DLC
 DATE: 3/28/2024
 CHECKED: TGN
 SCALE: 1" = 100'

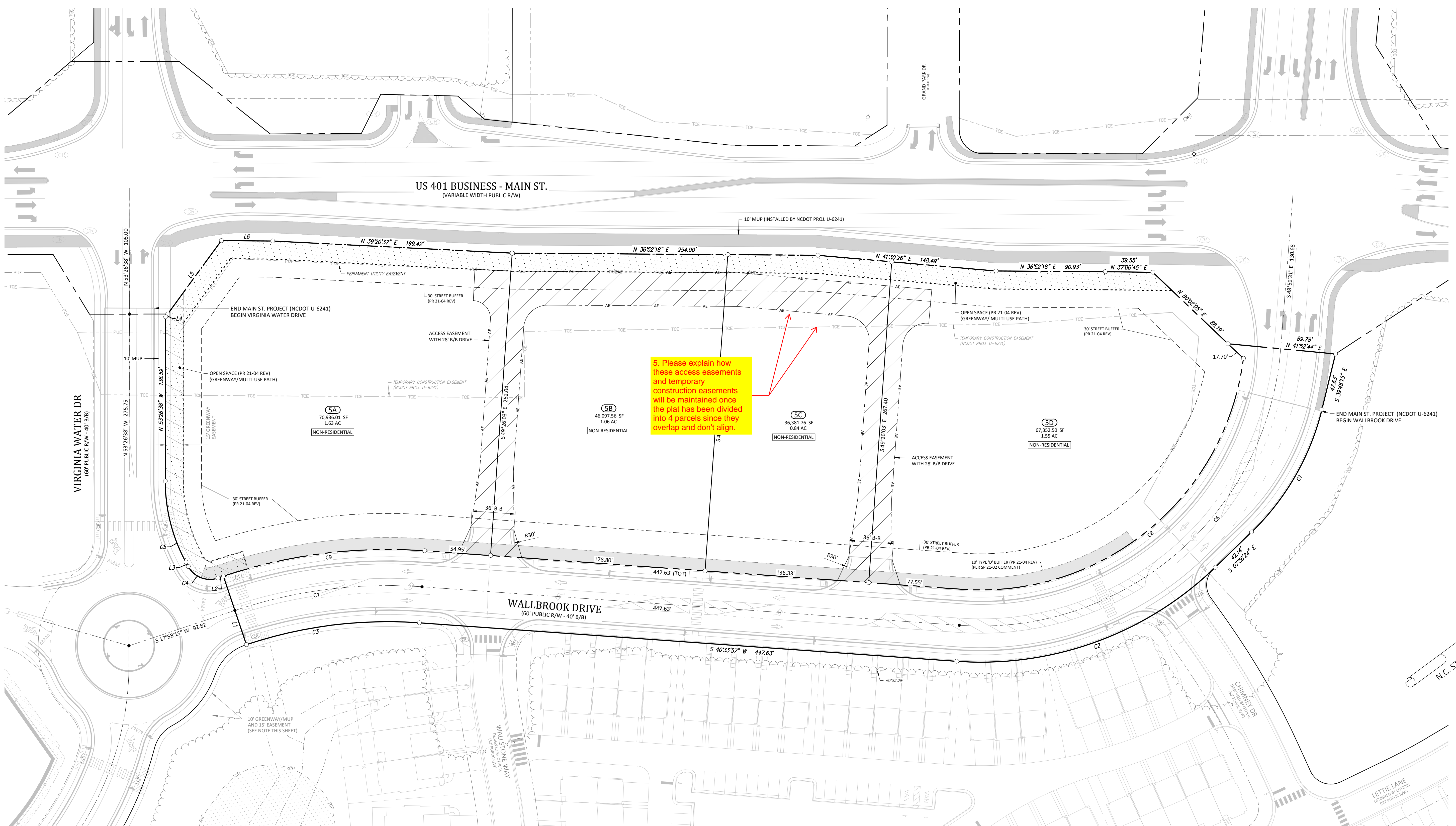
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REVISIONS:		



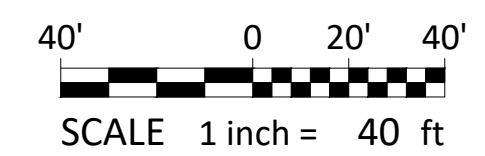
4/11/2024

ACG Dwg No. D-1486-PP

C:\Users\jroberts\OneDrive\Desktop\Projects\1758-56-8905-1758-56-8976\1758-56-8905-1758-56-8976.dwg - 04/11/2024 10:08:57 AM - WALLBROOK - LOT 5 - PRELIMINARY SUBDIVISION PLAT - 1758-56-8905-1758-56-8976.dwg



5. Please explain how these access easements and temporary construction easements will be maintained once the plat has been divided into 4 parcels since they overlap and don't align.



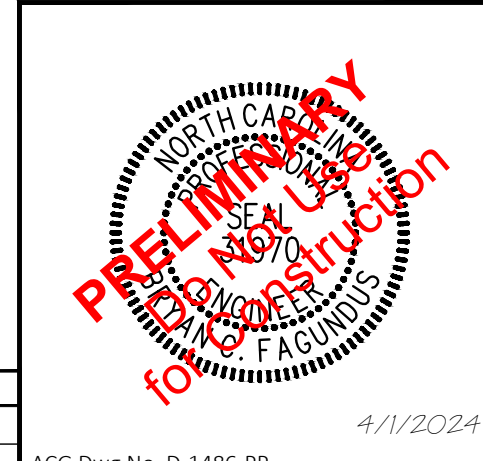
NOTE: (PR 21-04 REV)
 THE PRECEDING PRELIMINARY PLAT, PR 21-04 REVISED, ESTABLISHED EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SINCE BUILDING PLACEMENT AND ORIENTATION ON LOTS 5A-D ARE UNKNOWN AT THE TIME OF THIS PRELIMINARY PLAT, SETBACKS FOR LOTS 5A-D SHALL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN PREPARATION FOR THOSE INDIVIDUAL LOTS.

NOTE: (PR 21-04 REV)
 THE TYPE 'D' BUFFERS ARE REQUIRED BY THE TOWN OF ROLESVILLE UDO AND AS AGREED UPON DURING THE APPLICATION OF SP 21-02 FOR THE ADJACENT TOWNHOME DEVELOPMENT. THE TYPE 'D' BUFFER OVERLAPS PORTIONS OF THE 30' LDO STREET BUFFER ALONG WALLBROOK DRIVE. HOWEVER, THE ADDITIONAL PLANTINGS PER SP 21-02 SHALL BE PROVIDED.

LINE TABLE		
Line #	Length	Direction
L1	60.00'	N 72°01'45" W
L2	5.00'	S 17°58'15" W
L3	4.21'	N 82°01'45" W
L4	2.86'	N 17°22'09" W
L5	75.57'	N 17°22'09" W
L6	42.60'	N 36°56'35" E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chd Length	Chd Direction
C1	118.95'	212.00'	032°08'50"	117.39'	S 23°40'50" E
C2	235.42'	280.00'	048°10'22"	228.54'	S 16°28'47" W
C3	145.91'	370.00'	022°35'42"	144.97'	S 29°16'06" W
C4	28.62'	20.50'	080°00'00"	26.35'	S 57°58'15" W
C5	70.10'	140.50'	028°35'07"	69.37'	N 67°44'11" W
C6	390.77'	250.00'	089°33'28"	352.19'	S 04°12'47" E
C7	157.74'	400.00'	022°35'42"	156.72'	S 29°16'06" W
C8	333.74'	220.00'	086°55'01"	302.64'	S 02°53'33" E
C9	169.57'	430.00'	022°35'42"	168.48'	S 29°16'06" W

#	DATE	DESCRIPTION
1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		



SHEET: 3 of 4 PIN # 1758-45-8905, 1758-56-8976

Lot Layout

WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT
 Town of Rolesville Project Number: PGP 24-01
 Rolesville, Wake County, North Carolina

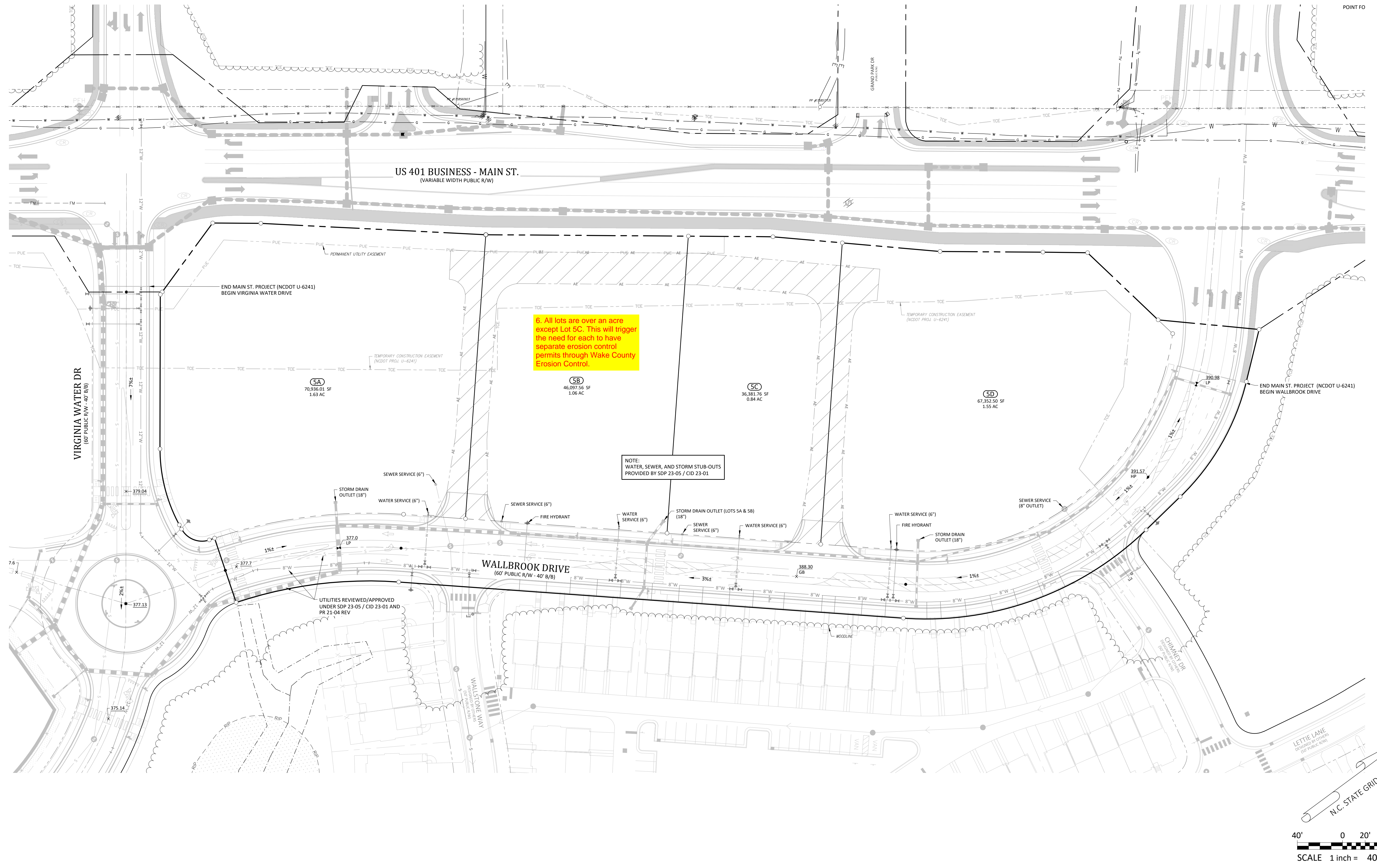
DEVELOPER: **Crosland Southeast**
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
 PHONE: (704) 561-5200

SURVEY BY OTHERS (Johnson, Merriam & Thompson)	APPROVED: BCF
DRAWN: DLC	DATE: 3/28/2024
CHECKED: TGN	SCALE: 1" = 100'

4/11/2024

ACG Dwg No. D-1486-PP

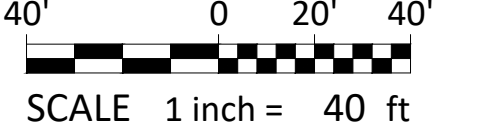
ARK CONSULTING GROUP, P.L.L.C.
 ENGINEERS & PLANNERS
 2755-B Charles Blvd., Greenville, NC 27838
 (252) 558-0888



6. All lots are over an acre except Lot 5C. This will trigger the need for each to have separate erosion control permits through Wake County Erosion Control.

NOTE: WATER, SEWER, AND STORM STUB-OUTS PROVIDED BY SDP 23-05 / CID 23-01

UTILITIES REVIEWED/APPROVED UNDER SDP 23-05 / CID 23-01 AND PR 21-04 REV



SHEET: 4 of 4 PIN # 1758-45-8905, 1758-56-8976

Utility & Drainage Plan
WALLBROOK - LOT 5
 PRELIMINARY SUBDIVISION PLAT
 Town of Rolesville Project Number: PGP 24-01
 Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
 PHONE: (704) 561-5200



SURVEY BY OTHERS (Johnson, Merriman & Thompson)	APPROVED: BCF
DRAWN: DLC	DATE: 3/28/2024
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#	DATE	DESCRIPTION
1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		

ACG Dwg No. D-1486-PP 4/1/2024

GENERAL NOTES:

- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE BENEFIT OF WALLBROOK LANDCO, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY.
- THE PROPERTY AS SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY WITH A RECLOSURE OF 1:34,600.
- THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD-RUN PLANIMETRIC SURVEY PERFORMED BY JOHNSON, MIRIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
- ELEVATIONS ARE BASED ON NAVD88 DATUM.
- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
- THE USE OF THE WORD CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800J, EFFECTIVE DATE: MAY 2, 2006.
- AT THE TIME OF THE SURVEY, THERE WERE NO PARKING SPACES.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AREA TABULATION

PARCEL	PIN#	NET (AC.)	GROSS (AC.)
A	1758-48-9229	0.828	0.828
B	1758-58-2090	10.742	11.168
C	1758-56-8976	42.324	44.100
D	1758-45-8905	15.024	15.024
TOTALS:		68.918	71.120

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-48-9229 & 1758-58-2090:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

PARCEL ONE (REID #: 0224145) (PIN #1758-58-2090) (PARCEL 'B'):

BEING LOT 2-3, CONTAINING 10.723 NET ACRES, AS THE SAME IS SHOWN ON THAT PLAT RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY REGISTRY.

PARCEL TWO (REID #: 0092211) (PIN #1758-48-9229) (PARCEL 'A'):

BEING THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE EDGE OF THE ROLESVILLE-WALKERS CROSSROAD ROAD, CORNER OF C. V. WIGGINS, THENCE IN A SOUTHWESTERN DIRECTION ABOUT 300 FEET TO A STAKE AND W. H. MARSHALL'S LINE; THENCE IN A NORTHWESTERN DIRECTION 246 FEET WITH MARSHALL'S LINE TO THE EDGE OF THE ROAD; THENCE IN AN EASTERN DIRECTION WITH SAID ROAD ABOUT 410 FEET TO THE POINT OF BEGINNING, CONTAINING $\frac{1}{8}$ OF AN ACRE BY ESTIMATION. BEING A PART OF THE LAND FORMERLY OWNED BY JAMES WALL.

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-56-8976 & 1758-45-8905:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

TRACT 1 (PIN #1758-56-8976) (PARCEL 'C'):

BEING ALL OF TRACT 2A (2.894 ACRES) AND TRACT 3 (41.221 ACRES) AS SHOWN ON PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY" DATED NOVEMBER 17, 1995, PREPARED BY W. GRAHAM CAWTHORNE, JR., RLS AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 1 THAT 0.175 ACRE PORTION AS CONVEYED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN BOOK 14395, PAGE 2080, WAKE COUNTY REGISTRY.

TRACT 2 (PIN #1758-45-8905) (PARCEL 'D'):

BEING ALL OF TRACT 2 (15.057 ACRE) AS SHOWN ON PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1 & 2" DATED NOVEMBER 7, 2002, PREPARED BY MICHAEL D. GOODFRED, RLS, AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 2 THAT 0.03 ACRE PORTION AS CONVEYED TO CARLTON GROUP OF NORTH CAROLINA, LLC IN DEED RECORDED IN BOOK 13993, PAGE 2591, WAKE COUNTY REGISTRY.

SCHEDULE B, PART II EXCEPTIONS:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

- (ITEM 3) MATTERS SHOWN ON RECORDED BOOK OF MAPS 1996 AT PAGE 1582 SHOWS THE FOLLOWING LOCATED ON THE LAND:
 - (a) OVERHEAD LINES [PLOTTED HEREON]
 - (b) POWER POLE [PLOTTED HEREON]
 - (c) RIGHT OF WAY FOR U.S. HWY 401 LOUISBURG ROAD [PLOTTED HEREON]
- (ITEM 4) EASEMENT(S) AND/OR RIGHT(S) OF WAY RECORDED IN BOOK 3868 AT PAGE 917 (PARCEL ONE). [PLOTTED HEREON]

SCHEDULE B, PART II EXCEPTIONS:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

- (ITEM 2) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 401 (LOUISBURG ROAD). [PLOTTED HEREON]
- (ITEM 3) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF THE CREEK, LOCATED ON THE LAND. [CREEK LOCATION PLOTTED HEREON]
- (ITEM 4) ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 3868 AT PAGE 917. [PLOTTED HEREON]

AS TO TRACT 1 ONLY (PIN #1758-56-8976):

- (ITEM 8) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 1995 AT PAGE 2034 SHOWS THE FOLLOWING LOCATED ON THE LAND:
 - (a) OVERHEAD LINE [PLOTTED HEREON]
 - (b) POWER POLE [PLOTTED HEREON]

- (ITEM 9) EASEMENT(S) TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 863 AT PAGES 211 AND 212. [BLANKET EASEMENT - EXISTING ELECTRIC LINES PLOTTED HEREON]
- (ITEM 10) RURAL LINE PERMIT TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1338 AT PAGES 143 AND 145. [LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, EXISTING POLES AND GUY WIRES PLOTTED HEREON]

- (ITEM 11) SLOPE EASEMENT RECORDED IN BOOK 14395 AT PAGE 2087 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2011 AT PAGE 383. [PLOTTED HEREON]
- (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]

AS TO TRACT 2 ONLY (PIN #1758-45-8905):

- (ITEM 15) RESERVATION OF EASEMENT RECORDED IN BOOK 13993 AT PAGE 2591. [PLOTTED HEREON]
- (ITEM 16) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF S.R. 2226. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON - PROPERTY DOES NOT EXTEND INTO RIGHT OF WAY]
- (ITEM 17) RIGHT OF WAY AGREEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 2052 AT PAGE 545. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON]

- (ITEM 18) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF BRANCH/CREEK, LOCATED ON THE LAND. [BRANCH/CREEK LOCATION PLOTTED HEREON]

- (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]

- (ITEM 14) SANITARY SEWER EASEMENT RECORDED IN BOOK 10071 AT PAGE 2179 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2003 AT PAGE 647. [PLOTTED HEREON]

- (ITEM 15) RESERVATION OF EASEMENT RECORDED IN BOOK 13993 AT PAGE 2591. [PLOTTED HEREON]

- (ITEM 16) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF S.R. 2226. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON - PROPERTY DOES NOT EXTEND INTO RIGHT OF WAY]

- (ITEM 17) RIGHT OF WAY AGREEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 2052 AT PAGE 545. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON]

- (ITEM 18) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF BRANCH/CREEK, LOCATED ON THE LAND. [BRANCH/CREEK LOCATION PLOTTED HEREON]

CURRENT ZONING SETBACK REQUIREMENTS:

TAX PARCEL	FRONT	SIDE	CORNER	REAR	REMARKS
1758-48-9229: R-1					(SINGLE FAMILY RESIDENTIAL)
1758-58-2090: R-1-SUD					(SINGLE FAMILY RESIDENTIAL SPECIAL USE DISTRICT)
1758-56-8976: CO-SUD					(COMMERCIAL OUTLYING SPECIAL USE DISTRICT)
1758-45-8905: CO-SUD					

TAX PARCEL	FRONT	SIDE	CORNER	REAR
R-1	30'	12'	22'	25'
CO	20'	15'	25'	35'

(SETBACKS INCLUDE SPECIAL USE DISTRICTS)

NOTE: ZONING INFORMATION BASED ON INFORMATION AS SUPPLIED BY CURRENT COUNTY ZONING DEPARTMENT, NO ZONING REPORT OR LETTER WAS PROVIDED TO SURVEYOR AT TIME OF SURVEY.

NEW LEGAL DESCRIPTIONS

PARCEL 'A' (PIN #1758-48-9229)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 2-3 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°11'04"W 240.24' TO AN IRON PIPE ON THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) S47°12'51"E 130.81'; (2) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 600.00', THROUGH A CENTRAL ANGLE OF 26°22'04" AN ARC LENGTH OF 276.12' AND BEING SUBTENDED BY A CHORD BEARING S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; AND (4) S77°31'31"E 22.85' TO THE NORTH LINE OF AFORESAID LOT 2-3; THENCE ALONG SAID NORTH LINE OF LOT 2-3 N89°45'02"W 399.74' TO THE POINT OF BEGINNING.

CONTAINING 0.828 ACRES, MORE OR LESS.

PARCEL 'B' (PIN #1758-58-2090)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 2 AS SAID PARCEL IS DESCRIBED IN DEED BOOK 15498, PAGE 1302, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89°45'02"E 399.74' TO THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE CONTINUING S89°45'02"E 200.72' TO THE NORTHWEST CORNER OF LOT 2-4 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2-4 S37°53'38"E 39.01' TO A FOUND BENT IRON PIPE AT AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD; THENCE CONTINUING S37°53'38"E 454.70' TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING S37°53'38"E 45.31' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 08°13'06", AN ARC LENGTH OF 537.89' AND BEING SUBTENDED BY A CHORD BEARING S41°12'09"W 537.43'; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHEAST LINE OF LOTS 1 AND 2 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR GRAND PARK PROPERTIES, LOTS 1 AND 2", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED OCTOBER 7, 1998 AND RECORDED IN BOOK OF MAPS 1999, PAGE 1039, WAKE COUNTY RECORDS, N49°16'09"W 479.09' TO A FOUND IRON PIPE MARKING AN ANGLE POINT IN SAID LOT 2; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 N66°40'58"W 215.40' TO A FOUND IRON PIPE AT THE NORTHWEST CORNER THEREOF, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°36'18"W 428.88' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS LOT 2-3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS.

CONTAINING 11.168 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTIONS

PARCEL 'C' (PIN #1758-56-8976)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT 2 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1+2", BY KENNETH CLOSE, INC., DATED NOVEMBER 7, 2002 AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT 2 N75°27'01"W 704.12' TO A FOUND IRON PIPE ON THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING N75°27'01"W 32.34' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD N36°33'22"E 1,116.98'; THENCE CONTINUING ALONG SAID CENTERLINE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 18°18'05", AN ARC LENGTH OF 1,197.82' AND BEING SUBTENDED BY A CHORD BEARING N45°42'25"E 1,192.73'; THENCE LEAVING SAID CENTERLINE S89°44'38"E 134.33' TO AN ANGLE POINT IN THE SOUTHWEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 6821, PAGE 005, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL AND ALONG THE WEST LINE OF WALL CREEK SUBDIVISION, PHASES 2, 4 AND 5-A AS RECORDED IN BOOK OF MAPS 1997, PAGE 1162, BOOK OF MAPS 2001, PAGE 628 AND BOOK OF MAPS 2002, PAGE 825, WAKE COUNTY RECORDS, S03°05'32"W 2,131.93' TO A POINT ON THE NORTH LINE OF CARLTON POINTE SUBDIVISION, PHASE I AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF CARLTON POINTE SUBDIVISION N75°27'01"W 852.86' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS TRACTS 2A AND 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS.

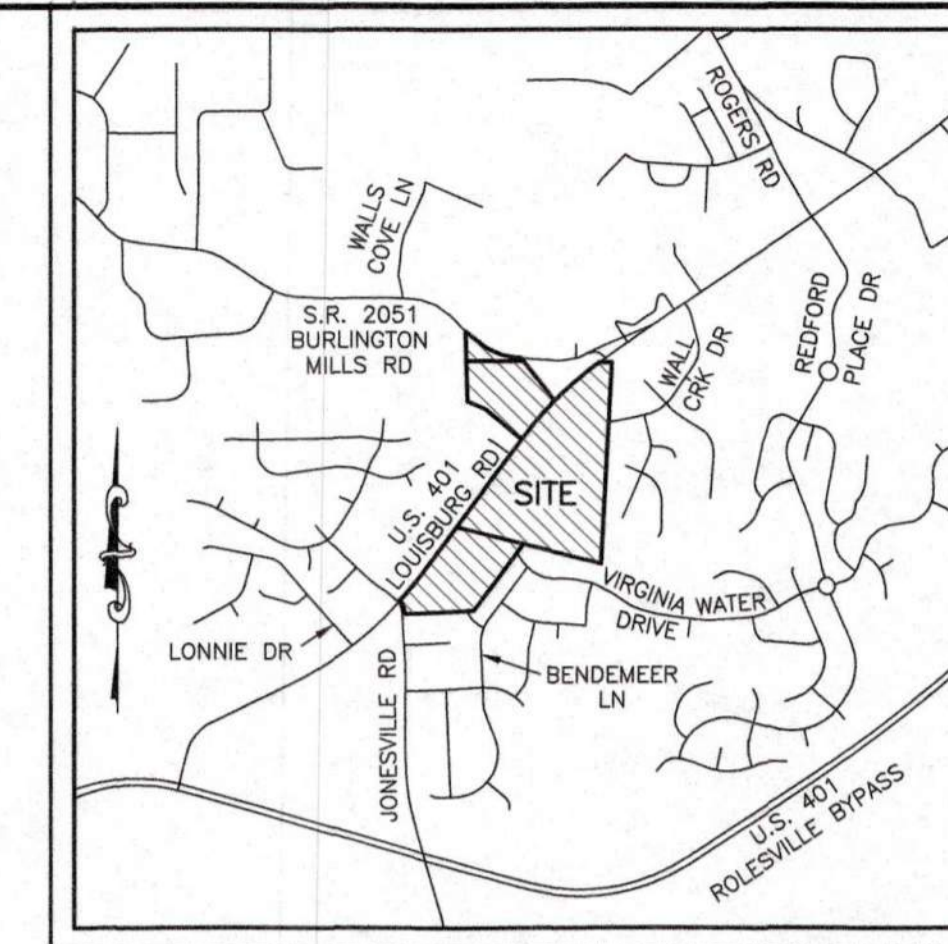
CONTAINING 44.100 ACRES, MORE OR LESS.

PARCEL 'D' (PIN #1758-45-8905)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE ON THE SOUTH LINE OF TRACT 3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING AN ANGLE POINT IN THE NORTHWEST LINE OF CARLTON POINTE SUBDIVISION, PHASE I AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID CARLTON POINTE SUBDIVISION S36°44'45"W 877.98' TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHWEST LINE AND ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT FOR BARRETT VENTURES, LLC", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED APRIL 4, 2007 AND RECORDED IN BOOK OF MAPS 2008, PAGE 702, WAKE COUNTY RECORDS, S87°10'58"W 737.24' TO AN ANGLE POINT IN THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD (S.R. 2226) AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 13993, PAGE 2591, WAKE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL N02°07'15"W 48.32'; THENCE CONTINUING ALONG SAID EAST LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 123.92', THROUGH A CENTRAL ANGLE OF 30°27'05", AN ARC LENGTH OF 65.86' AND BEING SUBTENDED BY A CHORD BEARING N17°21'49"W 65.09' TO THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N03°10'03"W 17.67' TO THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; AND (8) N36°27'57"E 396.53' TO A FOUND IRON PIPE ON THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE ALONG SAID SOUTH LINE OF TRACT 3 S75°27'01"E 704.12' TO THE POINT OF BEGINNING.

CONTAINING 15.024 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
- (4) = RECORD DATA PER BM 2002 PG 825
- (5) = RECORD DATA PER BM 2005 PG 1195-1196
- (6) = RECORD DATA PER DB 13993 PG 2591
- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- ▲ = NCOS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- R = PROPERTY LINE
- R/W = RIGHT OF WAY
- C&G = CURB AND GUTTER
- DI = CABLE TV PEDESTAL
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HEB = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- ← = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- = SIGN
- = TRAFFIC SIGNAL POLE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER FORCE MAIN VALVE
- = STORM DRAIN MANHOLE
- = TELEPHONE PEDESTAL
- = TRAFFIC BOX
- = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- = WELL
- X-WALK = PEDESTRIAN X-WALK POLE
- = ELECTRIC LINE
- = SANITARY SEWER FORCE MAIN
- = FIBER OPTIC LINE
- = GAS LINE
- = OVERHEAD ELECTRIC LINE
- = SANITARY SEWER LINE
- = TELEPHONE LINE
- = CABLE TV LINE
- = WATER LINE

SURVEYOR'S CERTIFICATION:

TO WALLBROOK LANDCO, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11, 13, 16 AND 17 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 6, 2020.

WILLIAM T. ROBBINS, II
P.L.S. #L-4192

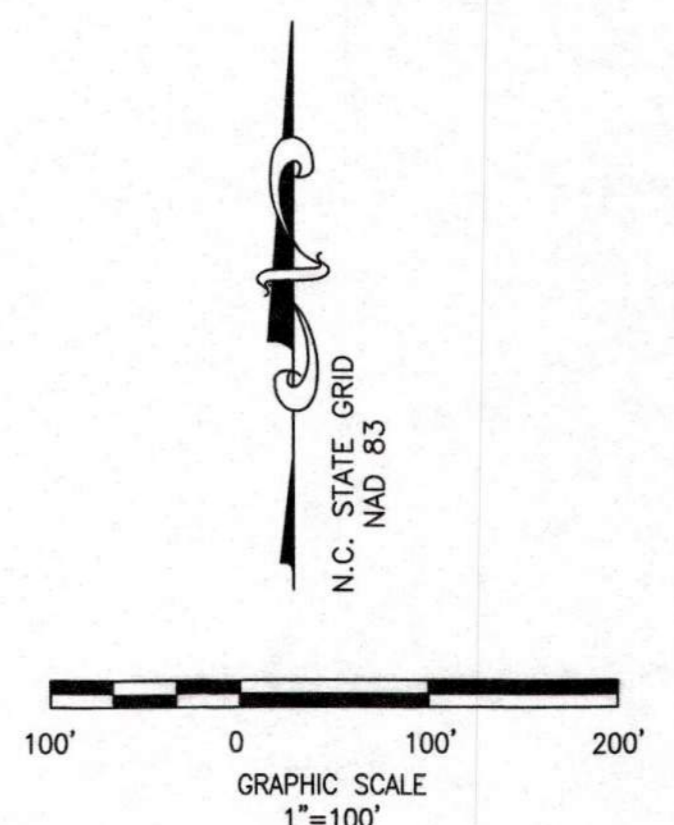
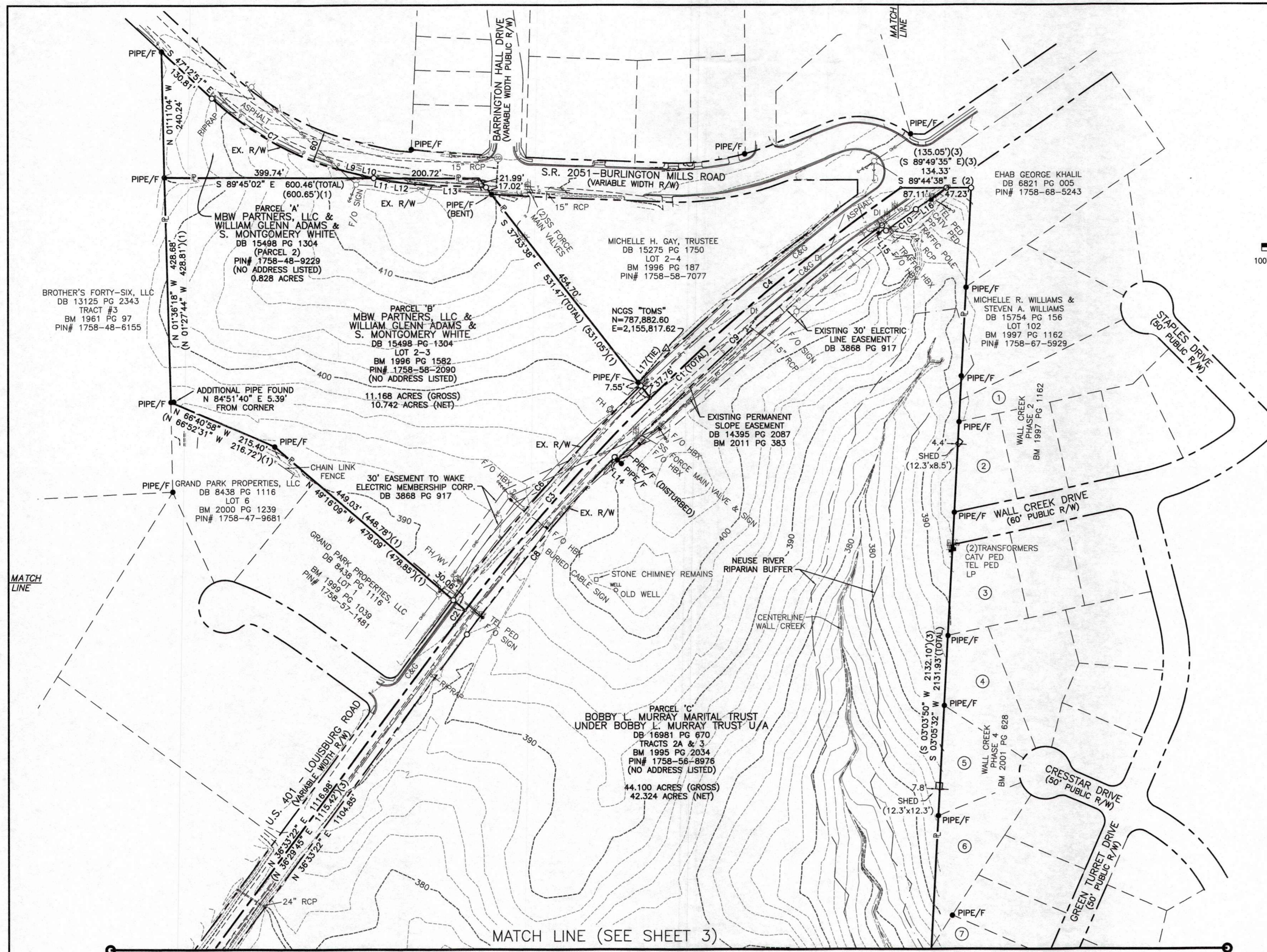
DATE
10/1/2020



JMT JOHNSON, MIRIRAN & THOMPSON
Engineering A Brighter Future
9201 Arboretum Parkway, Suite 310, Richmond, Virginia 23236
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY	
PREPARED FOR WALLBROOK LANDCO, LLC	
WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA	
DRAWN BY: JSZ	PROJECT#:
CHECKED BY: WTR	CONTRACT#:
DATE: 03/25/2020	SCALE: 1"=100'
JMT#: 17-10946-001	SHEET 1 OF 3



ADJOINING PROPERTY OWNERS

- ① Roderick Blackwell & Christine Blackwell
DB 8769 PG 1894
LOT 101
BM 1997 PG 1162
PIN# 1758-67-6836
- ② Charles Culbertson & Teresa Culbertson
DB 17393 PG 896
LOT 96
BM 1997 PG 1162
PIN# 1758-67-4619
- ③ Antonio G. Cattaruzza & Sheila B. Cattaruzza
DB 8149 PG 422
LOT 92
BM 1997 PG 1162
PIN# 1758-67-4416
- ④ John Daniel Bono, III & Sabrina Michele Bono
DB 13369 PG 2170
LOT 85
BM 2001 PG 628
PIN# 1758-67-4204
- ⑤ Ronald G. Patterson & Laura A. Patterson
DB 10087 PG 2409
LOT 84
BM 2001 PG 628
PIN# 1758-67-4100
- ⑥ Michael A. Hadder & Jennifer H. Hadder
DB 16143 PG 2477
LOT 83
BM 2001 PG 628
PIN# 1758-66-3984
- ⑦ Joseph L. Keeley, III & Sarah E. Keeley
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723

- LEGEND**
- (1) = RECORD DATA PER BM 1996 PG 1582
 - (2) = RECORD DATA PER BM 2011 PG 383
 - (3) = RECORD DATA PER BM 1995 PG 2034
 - (4) = RECORD DATA PER BM 2002 PG 825
 - (5) = RECORD DATA PER BM 2005 PG 1195-1196
 - (6) = RECORD DATA PER DB 13993 PG 2591
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 - = SET IRON PIN
 - △ = NCGS MONUMENT
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- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAF = TRAFFIC SIGNAL POLE
- SSM = SANITARY SEWER MANHOLE
- SSFMV = SANITARY SEWER FORCE MAIN VALVE
- SDM = STORM DRAIN MANHOLE
- TEP = TELEPHONE PEDESTAL
- TBOX = TRAFFIC BOX
- WB = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- PEW = PEDESTRIAN X-WALK POLE
- ELEC LINE = ELECTRIC LINE
- SSFM = SANITARY SEWER FORCE MAIN
- FO = FIBER OPTIC LINE
- GAS = GAS LINE
- OEL = OVERHEAD ELECTRIC LINE
- SSL = SANITARY SEWER LINE
- TEL = TELEPHONE LINE
- CTL = CABLE TV LINE
- WL = WATER LINE

LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32'
L2	N 03°10'03" W	17.67'
L3	N 41°10'16" E	41.30'
L4	N 40°37'47" E	49.15'
L5	N 39°31'43" E	50.83'
L6	N 38°52'58" E	49.80'
L7	N 38°22'04" E	50.40'
L8	N 37°17'31" E	50.37'
L9	S 75°02'10" E	50.12'
L10	S 77°31'31" E	22.85'
L11	S 77°31'31" E	29.16'
L12	S 84°03'28" E	50.67'
L13	S 87°10'20" E	135.52'
L14	S 46°39'44" E	7.50'
L15	S 36°12'58" E	12.50'
L16	S 55°13'38" E	70.99'
L17	N 39°21'58" E	83.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
C6	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C7	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
C8	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C9	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C10	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

JMT JOHNSON, MIRMIRAN & THOMPSON
 Engineering A Brighter Future®
 9201 Arboratum Parkway Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtva@jmt-engineering.com

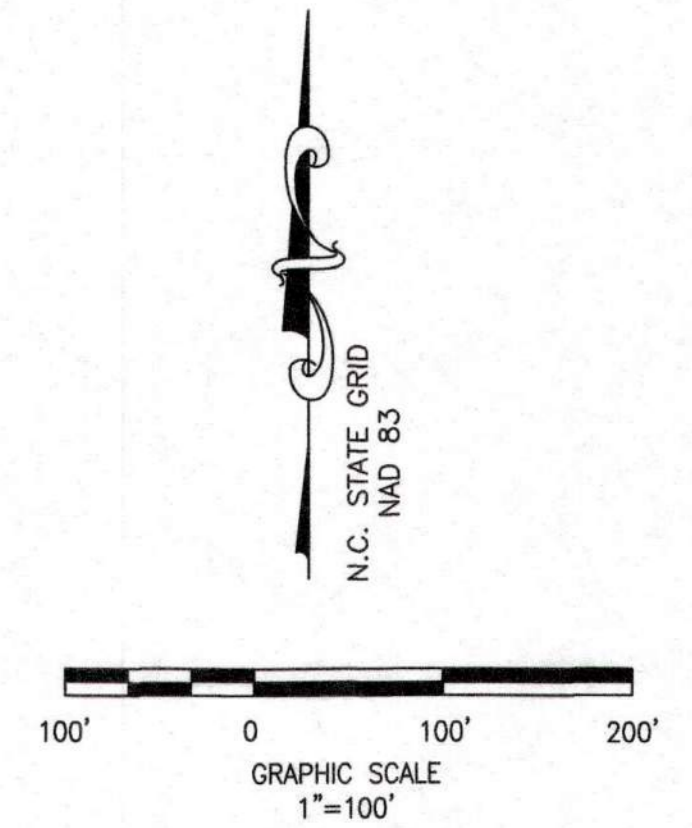
REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
WALLBROOK LANDCO, LLC
 WAKE FOREST TOWNSHIP
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ PROJECT#: JMT# 17-10946-001
 CHECKED BY: WTR CONTRACT#: SHEET 2 OF 3
 DATE: 03/25/2020 SCALE: 1"=100'



MATCH LINE (SEE SHEET 2)



ADJOINING PROPERTY OWNERS

- (7) JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723
- (8) PHILIP B. MCENANEY & ELIZABETH J. MCENANEY
DB 16674 PG 2208
LOT 78
BM 2002 PG 825
PIN# 1758-66-3695
- (9) KATHRYN G. GAMBLE & DONALD P. MCFARLAND
DB 16914 PG 210
LOT 77
BM 2002 PG 825
PIN# 1758-66-3467
- (10) JAMES A. WOODARD & PHYLLIS A. WOODARD
DB 9813 PG 1290
LOT 76
BM 2002 PG 825
PIN# 1758-66-3293
- (11) CARLTON GROUP OF NORTH CAROLINA, LLC
DB 11427 PG 882
POR. TRACT 1
BM 2005 PG 1195-1196
PIN# 1758-55-1729
- (12) CARLTON GROUP OF NORTH CAROLINA, LLC
DB 11427 PG 882
POR. TRACT 1
BM 2005 PG 1195-1196
PIN# 1758-44-5944
- (13) CARLTON GROUP OF NORTH CAROLINA, LLC
DB 13993 PG 2591
PIN# 1758-45-1587

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
- (4) = RECORD DATA PER BM 2002 PG 825
- (5) = RECORD DATA PER BM 2005 PG 1195-1196
- (6) = RECORD DATA PER DB 13993 PG 2591
- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NCGS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ▭ = PROPERTY LINE
- R/W = RIGHT OF WAY

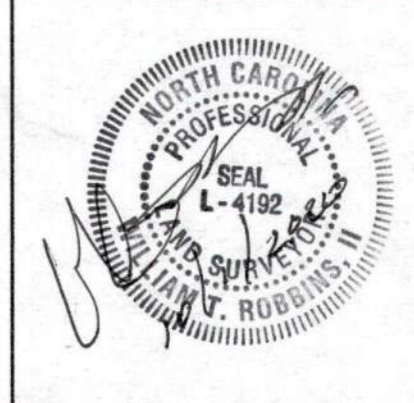
- C&G = CURB AND GUTTER
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HB = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GUY = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAFFIC SIGNAL POLE = TRAFFIC SIGNAL POLE
- SANITARY SEWER MANHOLE = SANITARY SEWER MANHOLE
- SANITARY SEWER FORCE MAIN VALVE = SANITARY SEWER FORCE MAIN VALVE
- STORM DRAIN MANHOLE = STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL = TELEPHONE PEDESTAL
- TRAFFIC BOX = TRAFFIC BOX
- WATER BOX = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- X-WALK POLE = PEDESTRIAN X-WALK POLE
- ELECTRIC LINE = ELECTRIC LINE
- FM = SANITARY SEWER FORCE MAIN
- FO = FIBER OPTIC LINE
- G = GAS LINE
- OHE = OVERHEAD ELECTRIC LINE
- S = SANITARY SEWER LINE
- T = TELEPHONE LINE
- TV = CABLE TV LINE
- W = WATER LINE

LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32'
L2	N 03°10'03" W	17.67'
L3	N 41°10'16" E	41.30'
L4	N 40°37'47" E	49.15'
L5	N 39°31'43" E	50.83'
L6	N 38°52'58" E	49.80'
L7	N 38°22'04" E	50.40'
L8	N 37°17'31" E	50.37'
L9	S 75°02'10" E	50.12'
L10	S 77°31'31" E	22.85'
L11	S 77°31'31" E	29.16'
L12	S 84°03'28" E	50.67'
L13	S 87°10'20" E	135.52'
L14	S 46°39'44" E	7.50'
L15	S 36°12'58" E	12.50'
L16	N 55°13'38" E	70.99'
L17	N 39°21'58" E	83.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
C6	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C7	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.89'
C8	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C9	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C10	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

(R=3750.00', L=1199.06')(3)

(2)



JOHNSON, MIRMIAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway, Suite 310 Richmond, Virginia 23236
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtvo@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

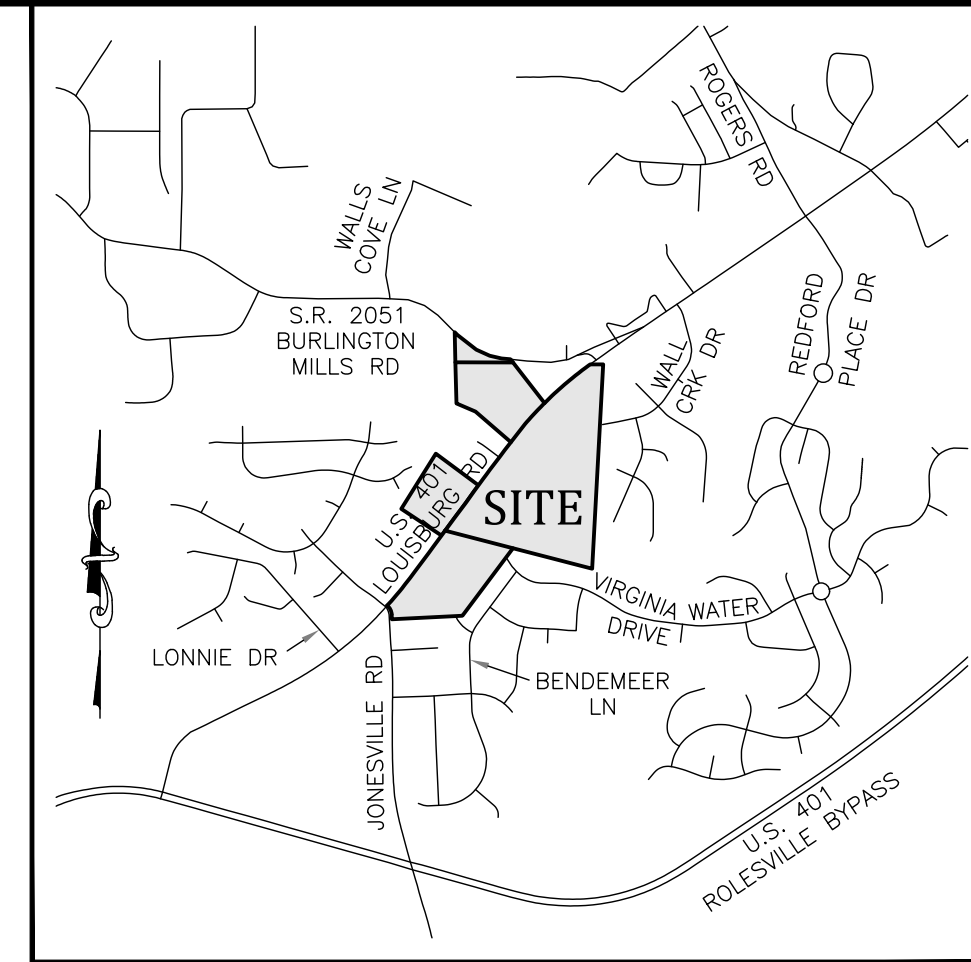
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
WALLBROOK LANDCO, LLC
WAKE FOREST TOWNSHIP
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	JMT#: 17-10946-001
CHECKED BY: WTR	CONTRACT#:	
DATE: 03/25/2020	SCALE: 1"=100'	SHEET 3 OF 3

WALLBROOK PRELIMINARY PLAT

Main Street and Virginia Water Drive, Town of Rolesville, Wake County, North Carolina

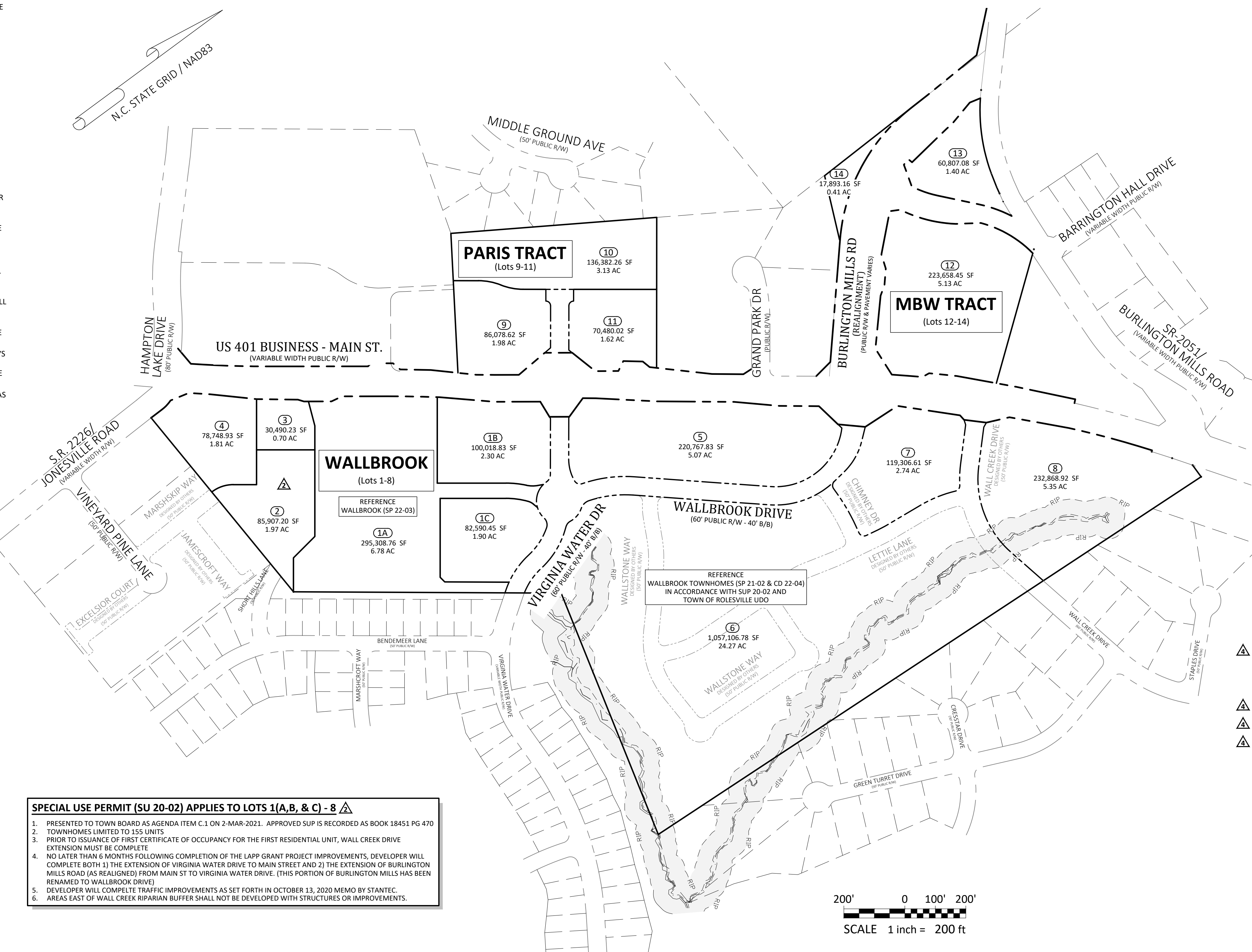
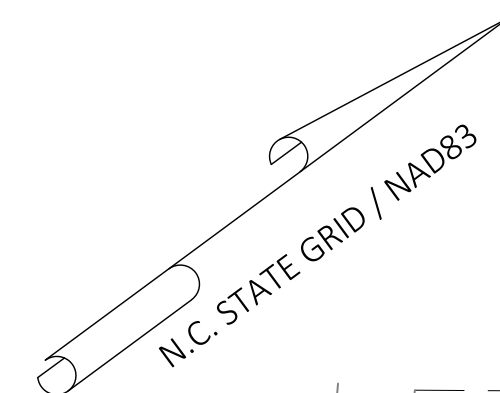
△△ Project No. PR21-04 REVISED



Vicinity Map
NTS

General Notes

- CONSTRUCTION PLAN APPROVAL FROM TOWN OF ROLESVILLE AND RALEIGH WATER SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE AND RALEIGH WATER STANDARD DESIGNS AND DETAILS.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
- ELECTRIC SERVICE PROVIDED BY DUKE ENERGY.
- WATER AND SANITARY SEWER SERVICE IS PROVIDED BY RALEIGH WATER.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY DUKE ENERGY.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- STORMWATER MASTER PLAN LIMITS IMPERVIOUS AREA TO 85% OF CUMULATIVE LOT AREA FOR LOTS 3, 4, 5, 9, 10 & 11.
- STORMWATER MANAGEMENT WILL BE PROVIDED FOR LOTS 1-5 & 9-11 VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1C.
- STORMWATER MANAGEMENT FOR LOT 7 WILL BE PROVIDED VIA STORMWATER CONTROL MEASURES LOCATED ON LOT 6.
- STORMWATER MANAGEMENT FOR LOT 8 WILL BE PROVIDED ON SITE. ITS LOCATION IS TO BE DETERMINED AND WILL BE SHOWN ON A SUBSEQUENT SITE PLAN SUBMITTAL.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY RALEIGH WATER.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- JURISDICTIONAL WETLANDS AND STREAMS SHOWN ON THIS PLAT ARE BASED UPON NC DWR STREAM DETERMINATIONS NBRRO #17-431 & #17-432 AND THE US ARMY CORP OF ENGINEERS SAW-2019-00873 AND SAW-2019-876.
- NC DOT DRIVEWAY PERMITS ARE REQUIRED FOR ALL PROPOSED SITE DRIVEWAYS AND STREET CONNECTIONS TO US 401 BUSINESS (MAIN STREET). REQUIRED ROADWAY IMPROVEMENTS ALONG US 401 BUSINESS (MAIN STREET) ARE TO BE CONSTRUCTED AS PART OF NCDOT U-6241.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, P.A. ENTITLED JOHNSON, MIRMIRAN & THOMPSON ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR C4 INVESTMENTS, LLC" DATED MARCH 10, 2020.
- ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X', AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 3720175800K, PANEL 1758 EFFECTIVE DATE 7/19/2022.



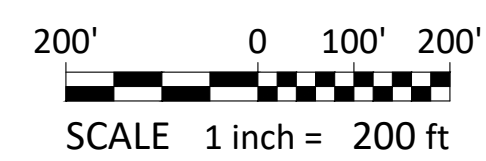
Legend

- | EXISTING | PROPOSED |
|--|--|
| ● = FOUND MONUMENT AS NOTED | ○ = FOUND MONUMENT AS NOTED |
| ○ = SET IRON PIN | ○ = SET IRON PIN |
| △ = NCDS MONUMENT | △ = NCDS MONUMENT |
| ⊕ = DIMENSION POINT (NOTHING SET) | ⊕ = DIMENSION POINT (NOTHING SET) |
| — = PROPERTY LINE | — = PROPERTY LINE |
| R/W = RIGHT OF WAY | R/W = RIGHT OF WAY |
| C&G = CURB AND GUTTER | C&G = CURB AND GUTTER |
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| F/O = FIBER OPTIC | F/O = FIBER OPTIC |
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| — = SANITARY SEWER MANHOLE | — = SANITARY SEWER MANHOLE |
| — = SANITARY SEWER FORCE MAIN VALVE | — = SANITARY SEWER FORCE MAIN VALVE |
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| — = PEDESTRIAN X-WALK POLE | — = PEDESTRIAN X-WALK POLE |
| — = ELECTRIC LINE | — = ELECTRIC LINE |
| — = SANITARY SEWER FORCE MAIN | — = SANITARY SEWER FORCE MAIN |
| — = FIBER OPTIC LINE | — = FIBER OPTIC LINE |
| — = GAS LINE | — = GAS LINE |
| — = OVERHEAD ELECTRIC LINE | — = OVERHEAD ELECTRIC LINE |
| — = SANITARY SEWER LINE | — = SANITARY SEWER LINE |
| — = TELEPHONE LINE | — = TELEPHONE LINE |
| — = CABLE TV LINE | — = CABLE TV LINE |
| — = WATER LINE | — = WATER LINE |
| — = FIRE LINE | — = FIRE LINE |
| — = 8" WATER LINE | — = 8" WATER LINE |
| — = 12" WATER LINE | — = 12" WATER LINE |
| — = RIPARIAN BUFFER | — = RIPARIAN BUFFER |
| — = TREE LINE | — = TREE LINE |
| — = 50' | — = 50' |
| — = MAJOR CONTOUR (5') | — = MAJOR CONTOUR (5') |
| — = MINOR CONTOUR (1') | — = MINOR CONTOUR (1') |
| — = RIPARIAN BUFFER | — = RIPARIAN BUFFER |
| — = ACCESS AND UTILITY EASEMENT | — = ACCESS AND UTILITY EASEMENT |
| — = STORMWATER MAINT. EASEMENT | — = STORMWATER MAINT. EASEMENT |
| — = RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241 | — = RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241 |

SPECIAL USE PERMIT (SU 20-02) APPLIES TO LOTS 1(A,B, & C) - 8

- PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 18451 PG 470
- TOWNHOMES LIMITED TO 155 UNITS
- PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, WALL CREEK DRIVE EXTENSION MUST BE COMPLETE
- NO LATER THAN 6 MONTHS FOLLOWING COMPLETION OF THE LAPP GRANT PROJECT IMPROVEMENTS, DEVELOPER WILL COMPLETE BOTH 1) THE EXTENSION OF VIRGINIA WATER DRIVE TO MAIN STREET AND 2) THE EXTENSION OF BURLINGTON MILLS ROAD (AS REALIGNED) FROM MAIN ST TO VIRGINIA WATER DRIVE. (THIS PORTION OF BURLINGTON MILLS HAS BEEN RENAMED TO WALLBROOK DRIVE)
- DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 13, 2020 MEMO BY STANTEC.
- AREAS EAST OF WALL CREEK RIPARIAN BUFFER SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.

NOTE: THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAT, PR 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS SHALL BE ESTABLISHED ON THIS PLAT FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION IS KNOWN. FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION ARE NOT KNOWN, SETBACKS WILL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN FOR THOSE INDIVIDUAL LOTS.



PR 21-04 (REVISION) - Wallbrook Preliminary
Subdivision Plat (Revision)
APPROVED
Date: August 11, 2023
Meredith Huber
Town of Rolesville Planning Department

#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
4	14-JUL-23	REVISED PER REVIEW COMMENTS
3	24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS
2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER
#	DATE	DESCRIPTION
REVISIONS:		



SHEET: 1 of 11 PIN # 1758-45-8905, 1758-56-8976

COVER / OVERALL SITE

WALLBROOK

PRELIMINARY PLAT
Town of Rolesville Project Number: PR 21-04
Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200

DEVELOPER: ARK CONSULTING GROUP, LLC
ENGINEERS & PLANNERS
2755-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

SURVEY BY OTHERS: Johnson, Mirmiran & Thompson
APPROVED: BCF
DRAWN: DLC
DATE: 12/19/2022
CHECKED: STA
SCALE: 1" = 200'

Sheet Index

#	Title
1	Cover / Overall Site
2	Existing Conditions (Wallbrook)
3	Existing Conditions (Paris & MBW)
4	Site Plan (Wallbrook)
5	Easement Plan (Wallbrook)
6	Site & Easement Plan (Paris & MBW)
7	Utility Plan (Wallbrook)
8	Utility Plan (Paris & MBW)
9	Grading/Drainage Plan (Wallbrook)
10	Grading/Drainage Plan (Paris & MBW)
11	Tree Preservation Plan

REF Survey - Johnson, Mirmiran & Thompson (5 Sheets)

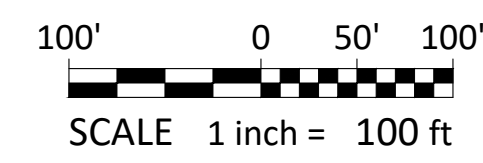
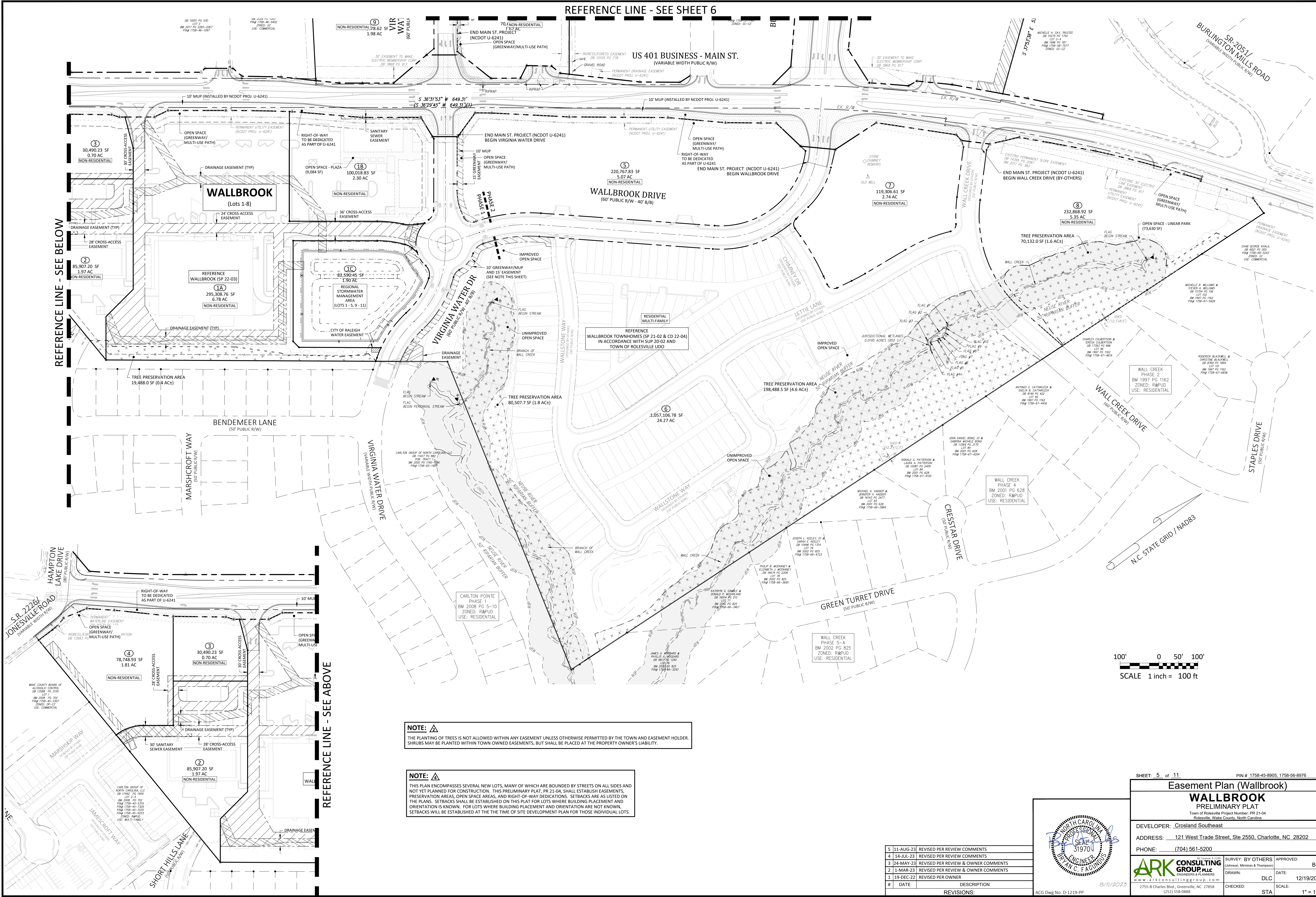
Survey Note:

BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRMIRAN & THOMPSON, AS SHOWN ON DRAWING ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR WALLBROOK LANDCO, LLC", DATED MARCH 25, 2020, ATTACHED TO THIS DRAWING SET FOR REFERENCE.

REFERENCE LINE - SEE SHEET 6

REFERENCE LINE - SEE BELOW

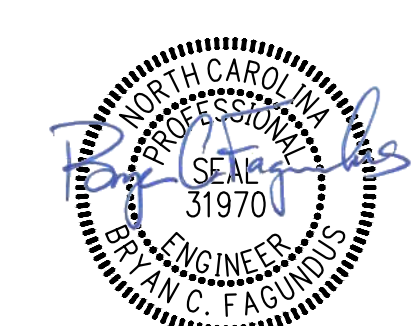
REFERENCE LINE - SEE ABOVE



NOTE: THE PLANTING OF TREES IS NOT ALLOWED WITHIN ANY EASEMENT UNLESS OTHERWISE PERMITTED BY THE TOWN AND EASEMENT HOLDER. SHRUBS MAY BE PLANTED WITHIN TOWN OWNED EASEMENTS, BUT SHALL BE PLACED AT THE PROPERTY OWNER'S LIABILITY.

NOTE: THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAN, PER 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS SHALL BE ESTABLISHED ON THIS PLAN FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION IS KNOWN. FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION ARE NOT KNOWN, SETBACKS WILL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN FOR THOSE INDIVIDUAL LOTS.

#	DATE	DESCRIPTION
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2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER
#	DATE	DESCRIPTION



SHEET: 5 of 11 PIN # 1758-45-8905, 1758-56-8976

Easement Plan (Wallbrook)

WALLBROOK

PRELIMINARY PLAN

Town of Rolesville Project Number: PRK 21-04
Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200

APPROVED: BCF
DATE: 12/19/2022
SCALE: 1" = 100'

ARX CONSULTING GROUP, P.L.L.C.
ENGINEERS & PLANNERS
www.arxconsulting.com
2795-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

2795-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

PROJECT: WALLBROOK PRELIMINARY PLAN - WALLBROOK, NC, DATE: 12/19/2022, SHEET: 5 OF 11
 PROJECT: WALLBROOK PRELIMINARY PLAN - WALLBROOK, NC, DATE: 12/19/2022, SHEET: 5 OF 11

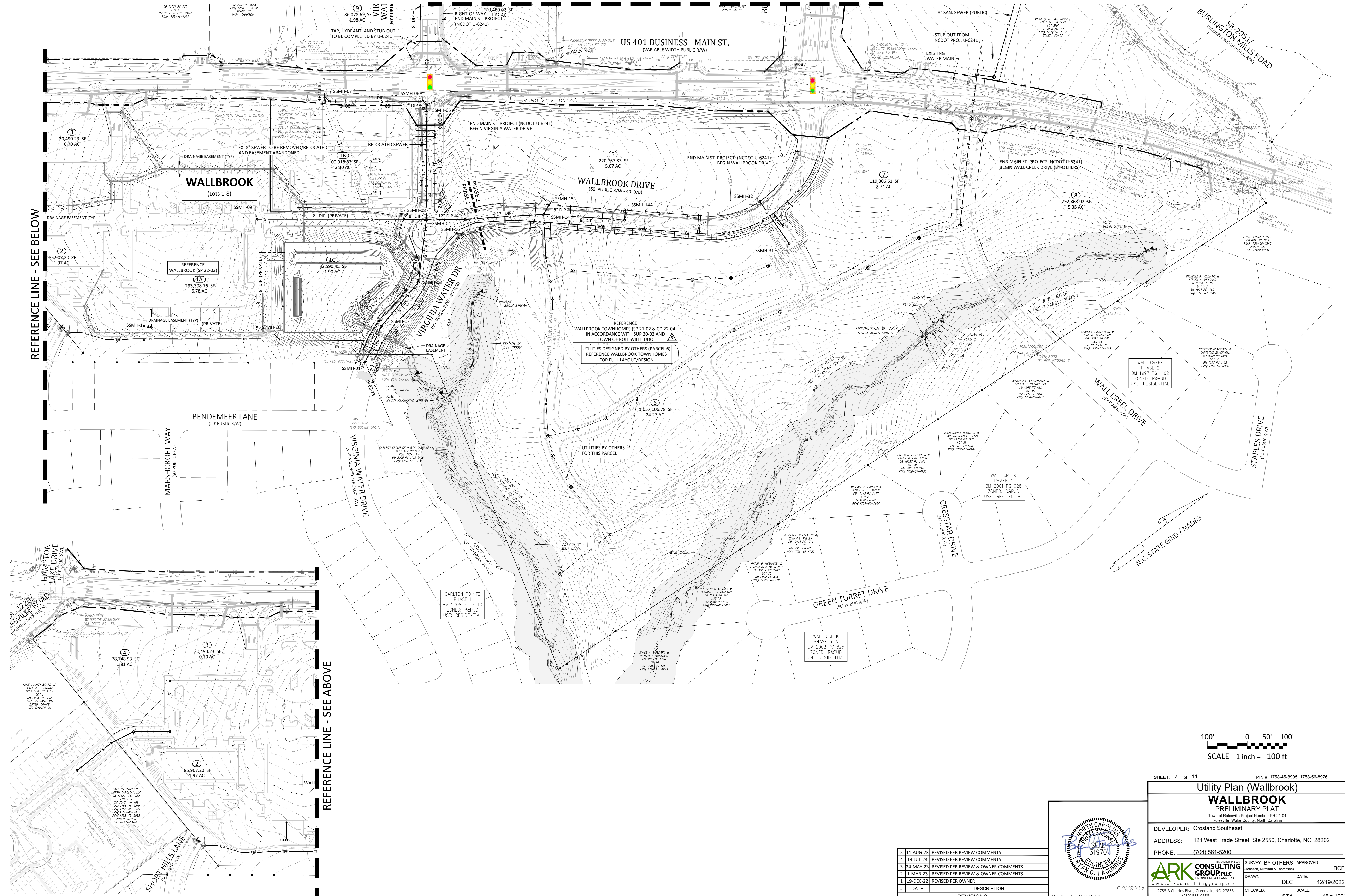
REFERENCE LINE - SEE SHEET 8

US 401 BUSINESS - MAIN ST.
(VARIABLE WIDTH PUBLIC R/W)

BURLINGTON MILLS ROAD
SR-2051/
(VARIABLE WIDTH PUBLIC R/W)

REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE



REFERENCE
WALLBROOK TOWNHOMES (SP 21-02 & CD 22-04)
IN ACCORDANCE WITH SUP 20-02 AND
TOWN OF ROLESVILLE UDO
UTILITIES DESIGNED BY OTHERS (PARCEL 6)
REFERENCE WALLBROOK TOWNHOMES
FOR FULL LAYOUT/DESIGN

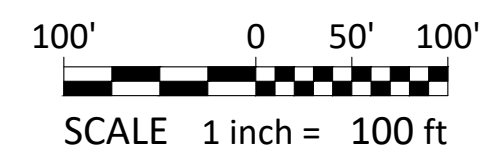
UTILITIES BY OTHERS
FOR THIS PARCEL

WALL CREEK
PHASE 2
BM 1997 PG 1162
ZONED: R&PD
USE: RESIDENTIAL

WALL CREEK
PHASE 4
BM 2001 PG 628
ZONED: R&PD
USE: RESIDENTIAL

WALL CREEK
PHASE 5-A
BM 2002 PG 825
ZONED: R&PD
USE: RESIDENTIAL

CARLTON POINTE
PHASE 1
BM 2008 PG 5-10
ZONED: R&PD
USE: RESIDENTIAL



SHEET: 7 of 11 PIN # 1758-45-8905, 1758-56-8976

Utility Plan (Wallbrook)

WALLBROOK

PRELIMINARY PLAT

Town of Rolesville Project Number: PR-21-04
Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200

5 11-AUG-23	REVISED PER REVIEW COMMENTS	SURVEY BY OTHERS	APPROVED:	BCF
4 14-JUL-23	REVISED PER REVIEW COMMENTS	(Johnson, Mirmann & Thompson)	DATE:	12/19/2022
3 24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS	DRAWN:	DLC	SCALE:
2 1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS	CHECKED:	STA	1" = 100'
1 19-DEC-22	REVISED PER OWNER			

2795-B Charles Blvd., Greenville, NC 27858
(252) 558-0888



#	DATE	DESCRIPTION

ACG Dwg No. D-1219-PP

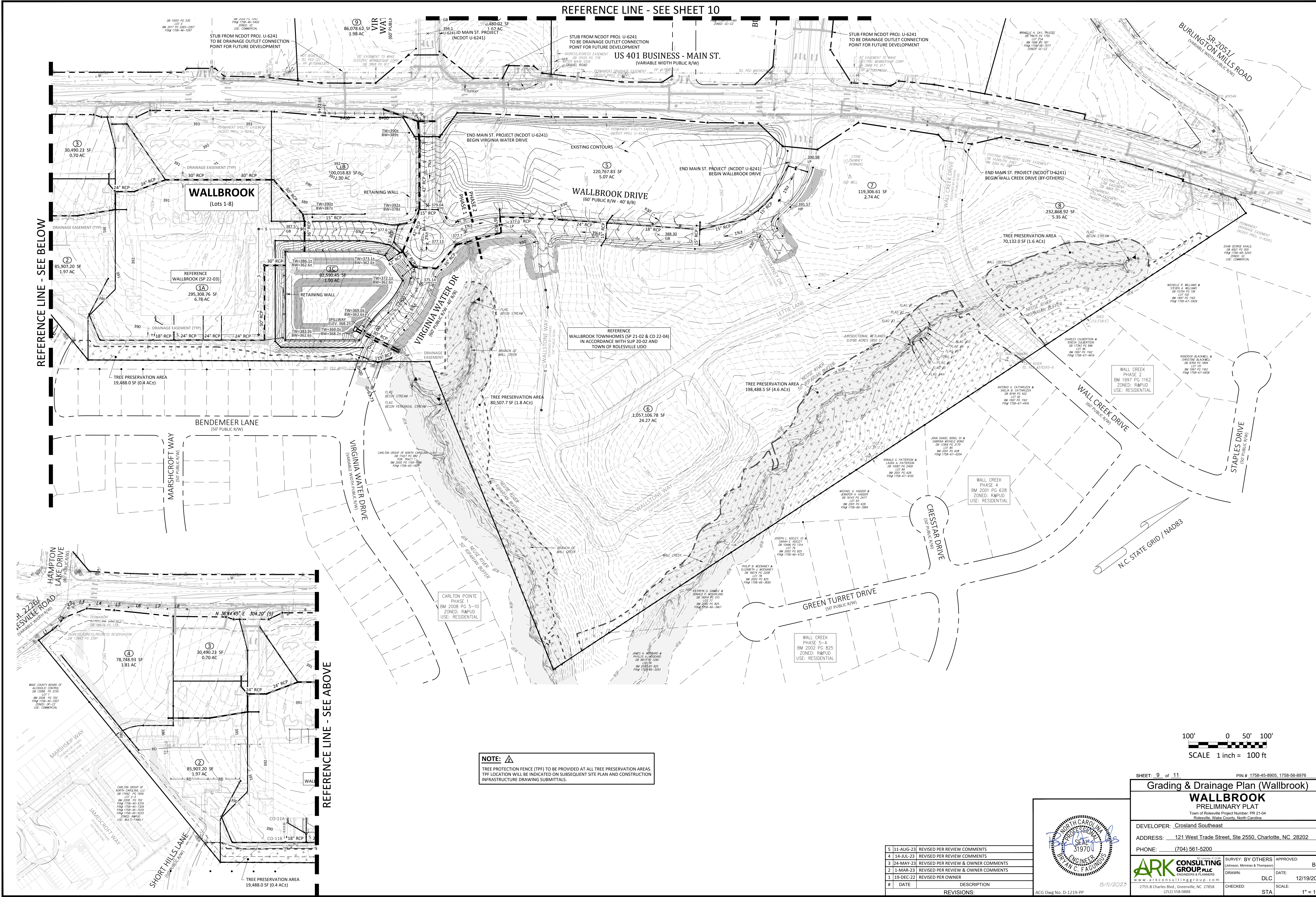
8/11/2023

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 PLOTTER: HP DesignJet T1100e

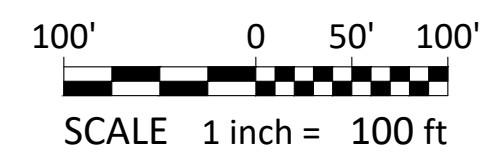
REFERENCE LINE - SEE SHEET 10

REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE



NOTE: TREE PROTECTION FENCE (TPF) TO BE PROVIDED AT ALL TREE PRESERVATION AREAS. TPF LOCATION WILL BE INDICATED ON SUBSEQUENT SITE PLAN AND CONSTRUCTION INFRASTRUCTURE DRAWING SUBMITTALS.



#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
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1	19-DEC-22	REVISED PER OWNER



SHEET: 9 of 11 PIN # 1758-45-8905, 1758-56-8976

Grading & Drainage Plan (Wallbrook)

WALLBROOK
PRELIMINARY PLAT

Town of Rolesville Project Number: PR-21-04
Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200

DATE: 12/19/2022
SCALE: 1" = 100'

APPROVED: BCF
DATE: 12/19/2022

2795-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

PROJECT: WALLBROOK PRELIMINARY PLAT - WALLBROOK, NC - 12/19/2022
 SHEET: 9 OF 11
 DATE: 12/19/2022
 SCALE: 1" = 100'
 PROJECT: WALLBROOK PRELIMINARY PLAT - WALLBROOK, NC - 12/19/2022

TREE PRESERVATION AREA			
Wallbrook	Area (SF)	Acres	
Lot 1A (Publix)	289,488.0	6.65	
Lot 1B	100,018.8	2.30	
Lot 1C	82,590.5	1.90	
Lot 2	74,702.8	1.71	
Lot 3	47,515.5	1.09	
Lot 4	78,725.4	1.81	
Lot 5 (Boat Tract)	220,767.8	5.07	
Lot 6 (Townhomes)	876,206.2	20.11	
Lot 7	119,306.6	2.74	
Lot 8	232,868.9	5.35	
Right-of-Way (Future)	290,799.5	6.68	
WALLBROOK GROSS ACREAGE		55.39	
TREE PRESERVATION AREA	368,616.2	8.46	15.28%
QUALIFYING REPLACEMENT DECIDUOUS			12
QUALIFYING REPLACEMENT EVERGREEN			8

Paris Tract	Area (SF)	Acres	
Lot 9	86,013.5	1.97	
Lot 10	136,382.3	3.13	
Lot 11	70,406.6	1.62	
Right-of-Way (Future)	13,978.4	0.32	
PARIS TRACT GROSS ACREAGE		7.04	
TREE PRESERVATION AREA	16,399.5	0.38	5.35%
QUALIFYING REPLACEMENT DECIDUOUS			2
QUALIFYING REPLACEMENT EVERGREEN			0

MBW Tract	Area (SF)	Acres	
Lot 12	223,658.5	5.13	
Lot 13	60,807.1	1.40	
Lot 14	17,893.2	0.41	
MBW GROSS ACREAGE		6.94	
TREE PRESERVATION AREA	0.0	0.00	0.00%
QUALIFYING REPLACEMENT DECIDUOUS			1
QUALIFYING REPLACEMENT EVERGREEN			0

TREE REPLACEMENT - WALLBROOK						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
18-AUG-23	SOP 23-05	Publix at Wallbrook	12	12 / 12	8	8 / 8

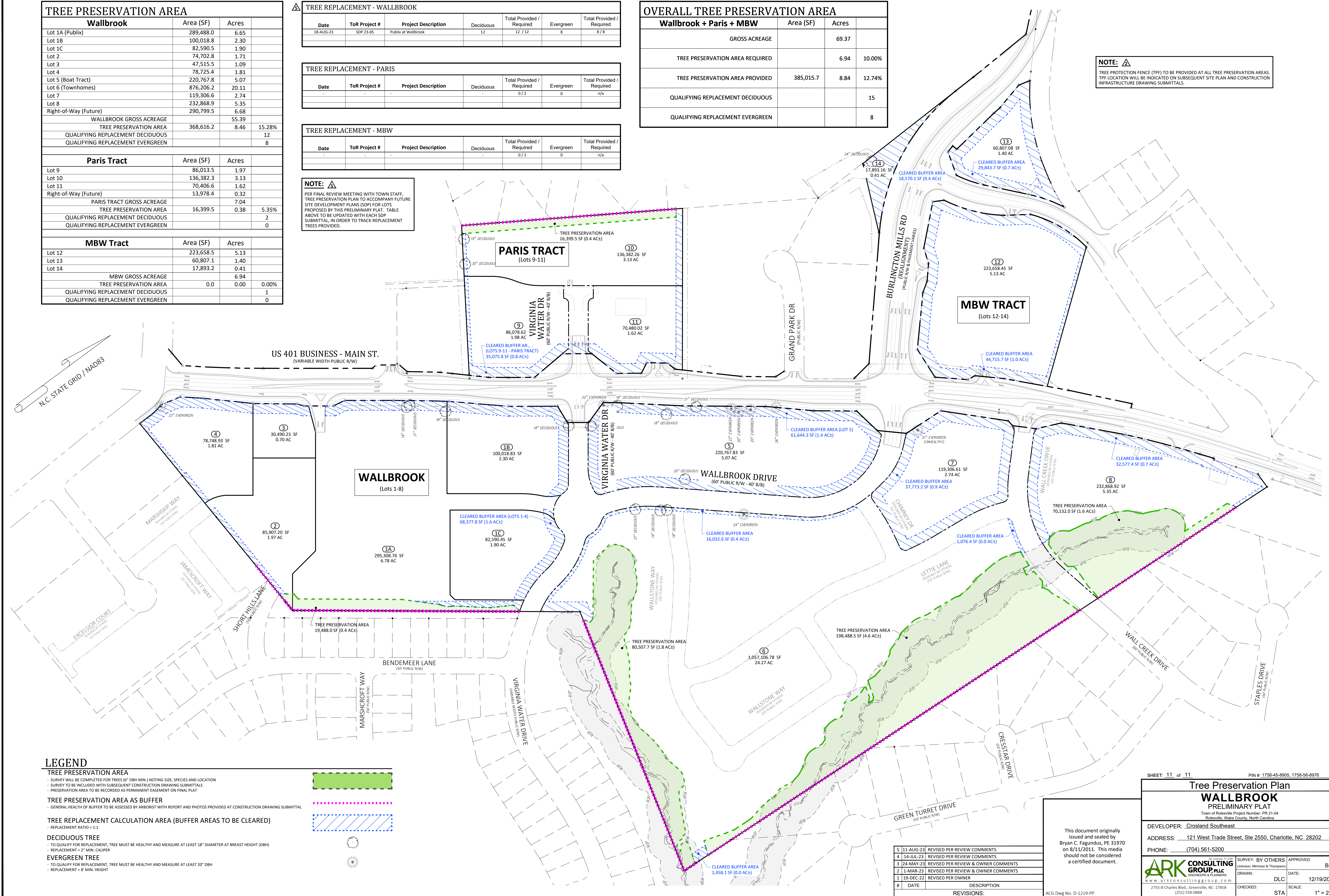
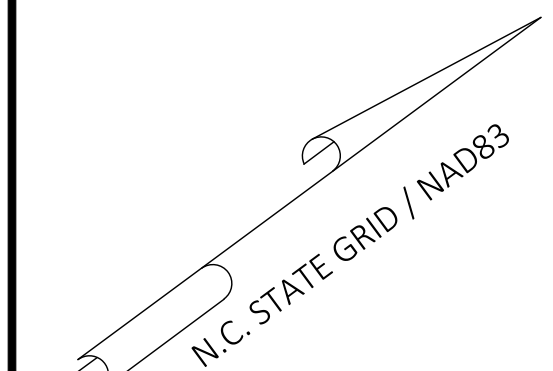
TREE REPLACEMENT - PARIS						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 2	0	n/a

TREE REPLACEMENT - MBW						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 1	0	n/a

NOTE: PER FINAL REVIEW MEETING WITH TOWN STAFF, TREE PRESERVATION PLAN TO ACCOMPANY FUTURE SITE DEVELOPMENT PLANS (SDP) FOR LOTS PROPOSED BY THIS PRELIMINARY PLAT. TABLE ABOVE TO BE UPDATED WITH EACH SDP SUBMITTAL, IN ORDER TO TRACK REPLACEMENT TREES PROVIDED.

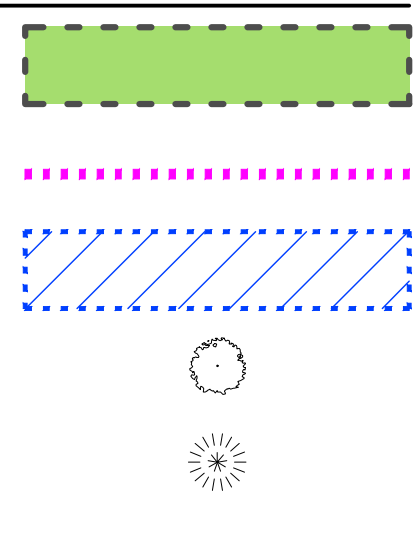
OVERALL TREE PRESERVATION AREA			
Wallbrook + Paris + MBW	Area (SF)	Acres	
GROSS ACREAGE		69.37	
TREE PRESERVATION AREA REQUIRED		6.94	10.00%
TREE PRESERVATION AREA PROVIDED	385,015.7	8.84	12.74%
QUALIFYING REPLACEMENT DECIDUOUS			15
QUALIFYING REPLACEMENT EVERGREEN			8

NOTE: TREE PROTECTION FENCE (TPF) TO BE PROVIDED AT ALL TREE PRESERVATION AREAS. TPF LOCATION WILL BE INDICATED ON SUBSEQUENT SITE PLAN AND CONSTRUCTION INFRASTRUCTURE DRAWING SUBMITTALS.



LEGEND

- TREE PRESERVATION AREA**
 - SURVEY WILL BE COMPLETED FOR TREES (6" DBH MIN.) NOTING SIZE, SPECIES AND LOCATION
 - SURVEY TO BE INCLUDED WITH SUBSEQUENT CONSTRUCTION DRAWING SUBMITTALS
 - PRESERVATION AREA TO BE RECORDED AS PERMANENT EASEMENT ON FINAL PLAT
- TREE PRESERVATION AREA AS BUFFER**
 - GENERAL HEALTH OF BUFFER TO BE ASSESSED BY ARBORIST WITH REPORT AND PHOTOS PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL
- TREE REPLACEMENT CALCULATION AREA (BUFFER AREAS TO BE CLEARED)**
 - REPLACEMENT RATIO = 1:1
- DECIDUOUS TREE**
 - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 18" DIAMETER AT BREAST HEIGHT (DBH)
 - REPLACEMENT = 2" MIN. CALIPER
- EVERGREEN TREE**
 - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 20" DBH
 - REPLACEMENT = 8" MIN. HEIGHT



#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
4	14-JUL-23	REVISED PER REVIEW COMMENTS
3	24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS
2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER

This document originally issued and sealed by Bryan C. Fagundus, PE 31970 on 8/11/2011. This media should not be considered a certified document.

SHEET: 11 of 11 PIN # 1758-45-8905, 1758-56-8976

Tree Preservation Plan
WALLBROOK
PRELIMINARY PLAT

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ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200

APPROVED: BCF
DATE: 12/19/2022
SCALE: 1" = 200'

ARK CONSULTING GROUP, P.L.L.C.
ENGINEERS & PLANNERS
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(252) 558-0888